

Agnew Road , SE23 (4 bedroom House)

£799,999



property description

Proudly presenting this very spacious, handsome, red brick, Victorian family home, oozing with period character and charm. Boasting 4 double bedrooms and offered to the market in excellent decorative order throughout. This house certainly has plenty of curb appeal inviting you in with its large bay windows and period detailing. There is a small front garden shielding the house from the street and Wisteria hugging the exterior walls. Through the large vintage front door is a generous hallway leading to the primary ground floor rooms. A handy WC can be found under the stairs. The double reception room is a vast space with high ceilings and retaining plenty of period features such as ornate ...

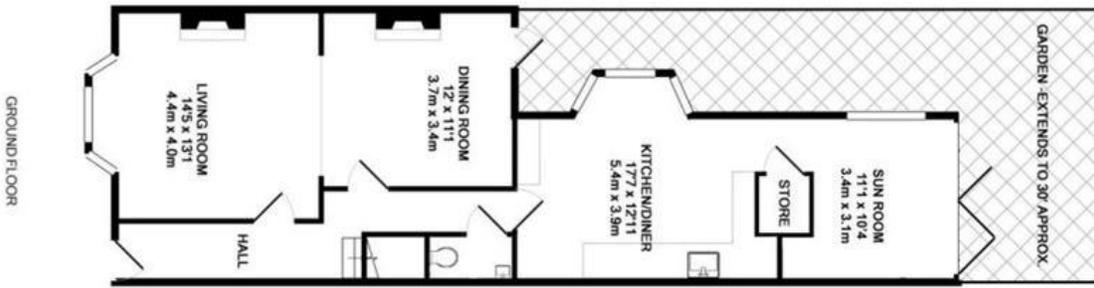
property features

- Handsome, red brick, 4 bedroom Victorian family home
- Vast double reception room
- Kitchen breakfast room and sun room
- South facing rear garden
- Stunning family bathroom/wet room and downstairs WC
- Close to Honor Oak Park station (Overground and National Rail)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The floor plan is shown based upon the information provided and no guarantee as to their correctness or efficiency can be given.

TOTAL APPROX. FLOOR AREA 140.0 SQ.M. (1510 SQ.FT.)



Energy Performance Certificate

13, Agnew Road, SE23 1TH
Date of assessment: 14 September 2009
Date of certificate: 14 September 2009
Total floor area: 132.0m²

The home's performance is rated in terms of the energy use per square metre of floor area. Energy efficiency bands are set out in the performance report table or carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Target
A		
B		
C		
D		
E		
F		
G		

Environmental Impact (CO ₂ Emissions)	Current	Target
A		
B		
C		
D		
E		
F		
G		

Legend & Notes

Energy use is measured in kilowatt hours (kWh) per year. The higher the value the more energy is used. The lower the value the better the home is at using the energy.

CO₂ emissions are measured in tonnes per year. The lower the value the better the home is at using the energy.

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CO₂ emissions are measured in tonnes per year. The lower the value the better the home is at using the energy.

Estimated Energy Use, Carbon Dioxide (CO₂) Emissions and Fuel Costs of this Home

Category	Current	Target
Energy use	300 kWh/year per year	317 kWh/year per year
Carbon dioxide emissions	8.1 tonnes per year	7.5 tonnes per year
Gas	£1,910 per year	£882 per year
Electricity	£112 per year	£112 per year

Based on our standard assumptions about occupancy, heating systems and structural details, the above table indicates the likely energy use and CO₂ emissions for this home. The actual energy use and CO₂ emissions will vary depending on the way the home is used and the weather. The energy use and CO₂ emissions will also vary depending on the way the home is used and the weather. The energy use and CO₂ emissions will also vary depending on the way the home is used and the weather.

To see how the home can achieve its potential energy ratings see the recommended measures.

This EPC and recommendations report will be valid for 10 years from the date of issue. The energy use and CO₂ emissions will vary depending on the way the home is used and the weather. The energy use and CO₂ emissions will also vary depending on the way the home is used and the weather.

For Full EPC Information, click [here](#)