

GODLEY ROAD | SW18





GODLEY ROAD, SW18

**2 Bed maisonette 637.00 sq ft |
Leasehold**

- Two bedrooms
- Own front door
- Large west facing garden
- Close to stations, shops, parks

Set behind a high hedge for complete privacy, this delightful property offers a peaceful retreat while maintaining easy access to local amenities.

A pathway leads to the front door and a side gate to the garden. Upon entering, the hallway with a wood floor creates a warm and welcoming first impression.

To the right, the spacious main double bedroom features fitted wardrobes providing ample hanging and shelving space, a double-glazed window to the front, a radiator beneath, and a cosy feature fireplace.

Across the hall, the second bedroom, currently used as a nursery and office, also includes a fitted wardrobe and enjoys views over the rear garden.

The family bathroom is tastefully presented with cork-tiled flooring, tiled walls, a bath with an overhead shower, a wash basin with storage below and mirrored cabinetry above, a WC with concealed cistern, and an extractor fan.

The sitting/dining room is generously proportioned, offering plenty of space for both relaxation and entertaining. A large double-glazed window fills the room with natural light, while built-in cabinetry and shelving add style and practicality.



The kitchen provides a range of wall and base units with a granite-effect work surface, a stainless-steel sink with draining board, and integrated appliances, including an electric oven and a four-ring hob with an extractor above. There is also space for an under-counter fridge and freezer, as well as a washing machine and dishwasher. A gas-fired combination boiler is also housed here.

Doors open from the kitchen onto the beautiful west- and south-facing garden, which features a Yorkstone patio ideal for outdoor dining, a lawned area with mature flowerbeds, a decked section, and space for a shed. Side access leads conveniently to the front of the property.



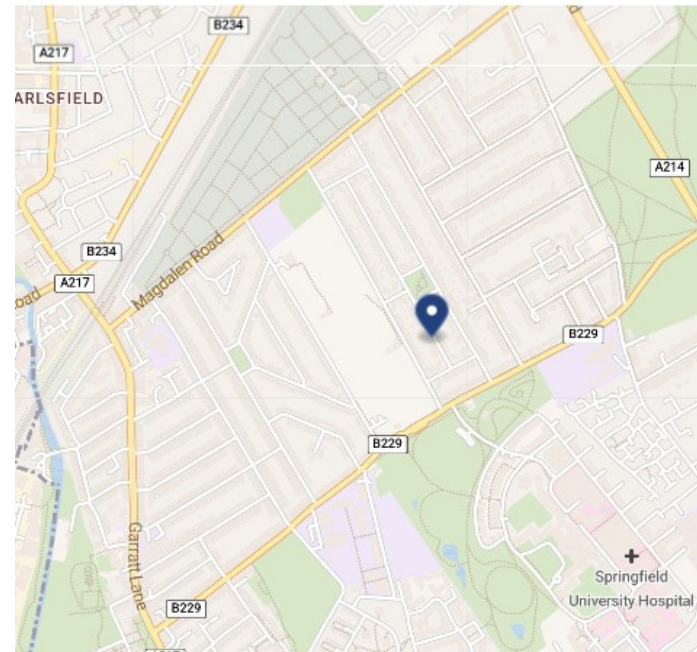




Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

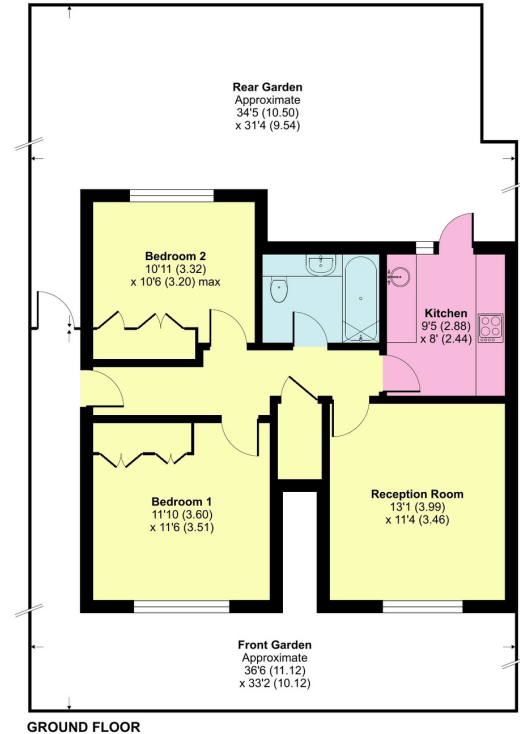
Location



Floor Plans



Approximate Area = 637 sq ft / 59.1 sq m
For identification only - Not to scale



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or a free valuation on your
property.**

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