



Butler & Stag

Mulberry Place
Pinnell Road |
London | SE9

A colonial style detached bungalow situated on a quiet pedestrian lane within the centre of this most sought after riverside village. The property is located close by to all the lo

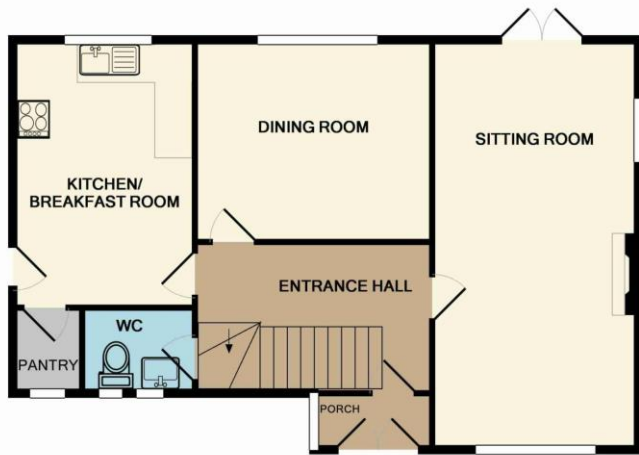
Period Features | Approx 1/3 Acre Plot | 9ft High Ceilings | 2 Double Bedrooms | 4 Reception Rooms | Conservatory |

Asking price of £360,000 | Freehold

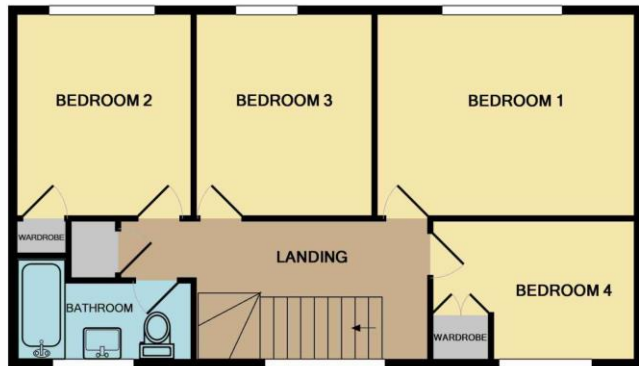
A colonial style detached bungalow situated on a quiet pedestrian lane within the centre of this most sought after riverside village. The property is located close to all the local amenities including a church, two public houses, schools and village shop with post office and sits on a plot approaching 1/3 acre (STS). Featuring light and spacious living accommodation with 9ft high ceilings, and briefly comprising two double bedrooms, living room, dining room, sitting room with study area, conservatory, kitchen/breakfast room, utility room, cloakroom and bathroom and further benefiting from double glazing, a gas fired radiator heating system, mature gardens and a 24ft x 12 ft timber outbuilding. Sold with the advantage of no upward chain.







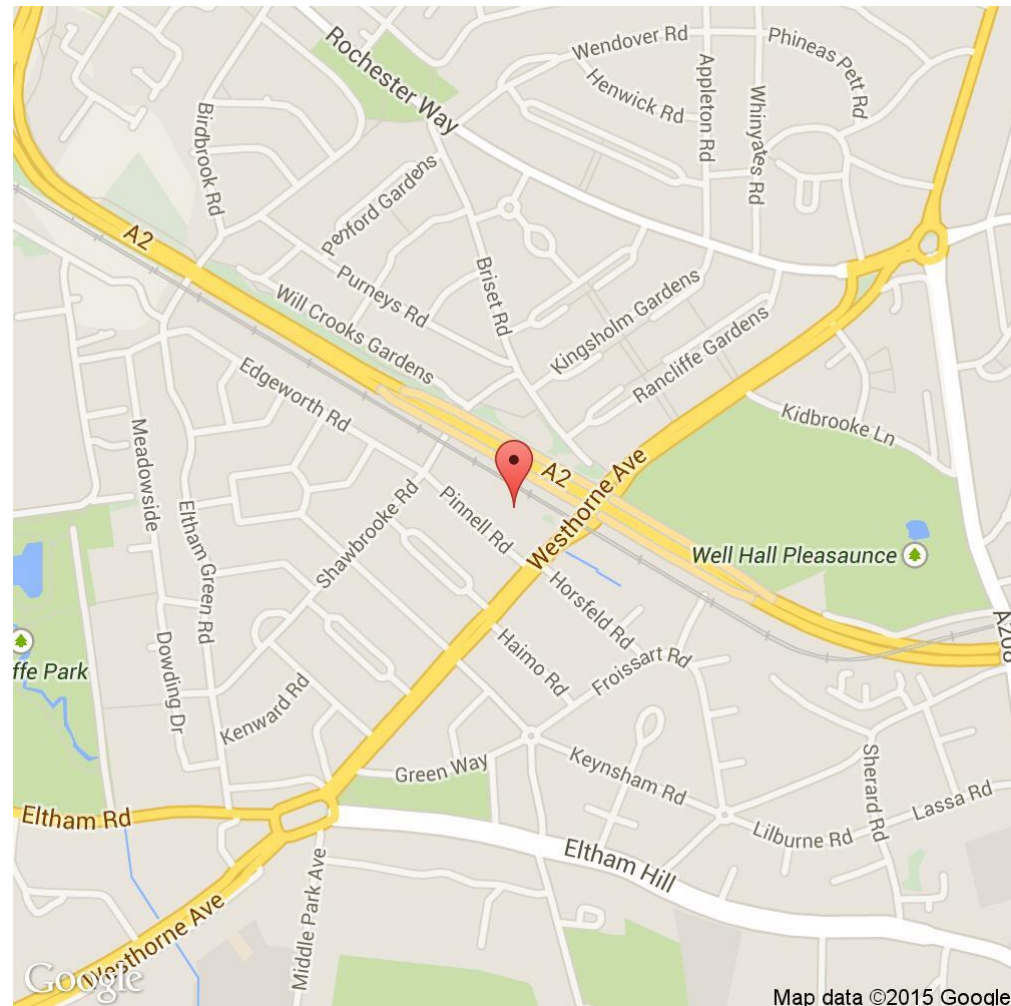
GROUND FLOOR
APPROX. FLOOR
AREA 62.3 SQ.M.
(671 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 57.6 SQ.M.
(620 SQ.FT.)

TOTAL APPROX. FLOOR AREA 119.9 SQ.M. (1291 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		36	47			57	32