



# Queenscroft Road, Eltham

Rent: £1,300pcm

**COCKBURN**  
ESTATE AND LETTINGS AGENTS



## Queenscroft Road, Eltham

**\*\*REDUCED REFERENCING FEE'S\*\*** Spacious 2 double bedroom mid-terrace property located in the heart of Eltham within walking distance to the train station. The home benefits from; 2 double bedrooms, large family bathroom, spacious lounge, modern fitted kitchen, downstairs WC and a good sized rear garden. Available now, call Cockburn to view.

## ROOM MEASUREMENTS

**LOUNGE 14' 5" x 11' 7" (4.4m x 3.54m)**

**KITCHEN 11' 11" x 7' 8" (3.64m x 2.34m)**

**WC**

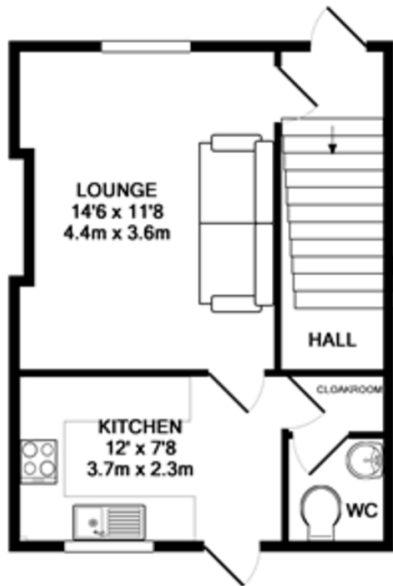
**MASTER BEDROOM 14' 10" x 11' 9" (4.53m x 3.6m)**

**BEDROOM 2 11' 0" x 8' 7" (3.36m x 2.64m)**

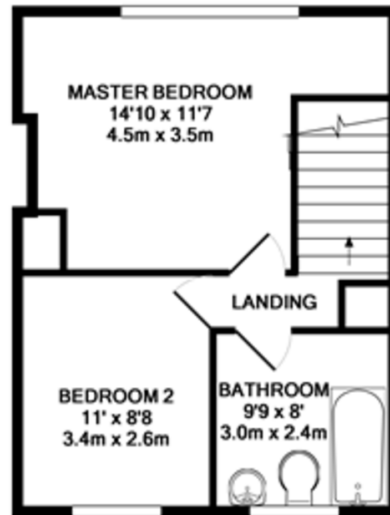
**BATHROOM 9' 8" x 8' 0" (2.97m x 2.46m)**

**IMPORTANT NOTE** Please note that all measurements are approximate. We strongly recommend that all the information which we provide is verified by yourself on inspection





GROUND FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)



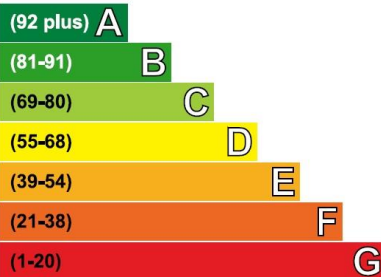
1ST FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

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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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 62      | 85        |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.