



## Braganza Street, SE17

£850,000

3 1 1 C

- Freehold
- Three Bedrooms

- Spacious Eat-In Kitchen
- Front & Rear Gardens

- Excellent Location
- Access to Off Street Parking



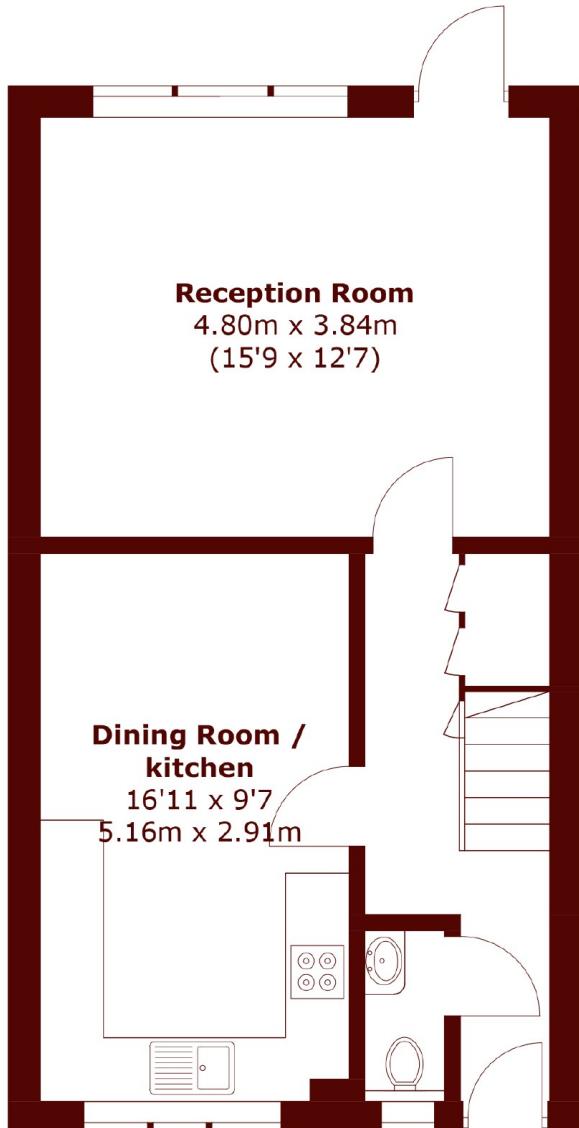
## ABOUT THE PROPERTY

A stylish and well presented three bedroom freehold house arranged over two floors, offering a bright and modern interior throughout. The property features a spacious eat-in kitchen and a generous reception room with direct access to a private rear garden, complemented by an additional front garden. Further benefits include a guest WC, double-glazed windows, off-street parking, and a contemporary finish.

There is also further potential for a loft conversion, subject to the necessary consents, making this an exciting opportunity for future expansion.

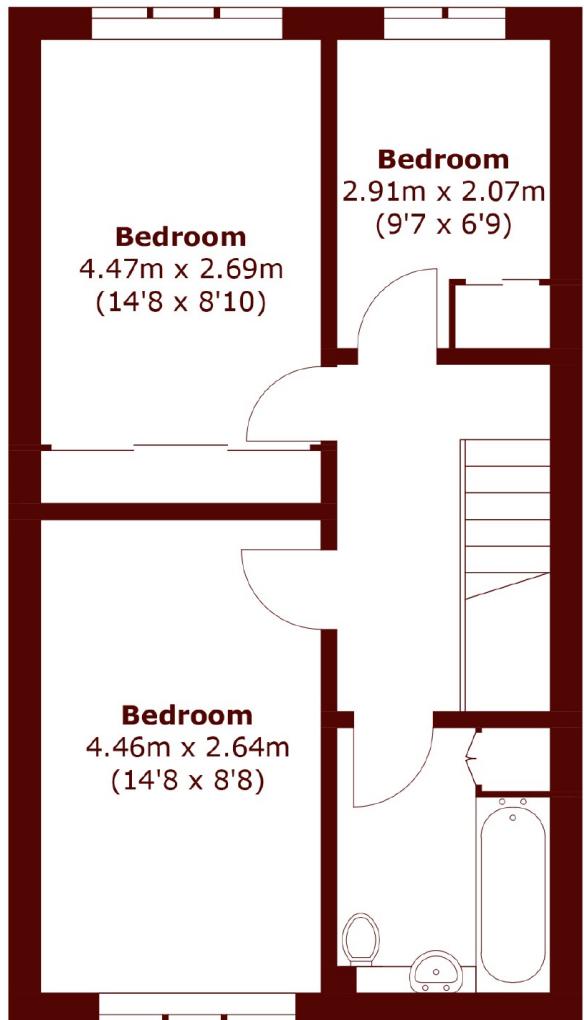
Located in a quiet residential setting close to the green open spaces of Kennington Park, the house enjoys easy access to excellent transport links with Kennington Underground Station (Northern Line) and Elephant & Castle (Northern, Bakerloo and Overground services) both nearby, as well as a wide selection of bus routes.





**Ground Floor**

Total area (approx.): 87.8 sq. m (945.0 sq. ft)



**First Floor**

**Marsh & Parsons Kennington**

295 Kennington Road,  
London, SE11 4QE  
020 7587 1533

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

[marshandparsons.co.uk](http://marshandparsons.co.uk)