



*Spencer.*

**119, Hangingwater Road, Nether Green, S11 7ER**

Buy —

this superbly presented three bedroom mid terrace home with converted basement and good sized rear garden.

— from *Spencer.*

- Three/four bedroom traditional mid terrace
- Beautifully presented throughout
- Modern fitted dining/kitchen
- Family bathroom
- Converted basement as a fourth bedroom option
- Excellent location for schools
- Superb enclosed rear garden and patio seating area
- Council tax band-B
- EPC rating-C
- What3words/// basis.lists.soda



Offers Around

**£325,000**



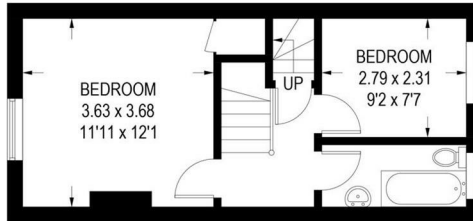
# Floorplan

## 119 HANGINGWATER ROAD

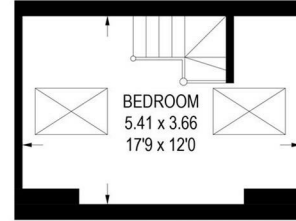
APPROXIMATE GROSS INTERNAL AREA = 88.8 SQ M / 956 SQ FT

CELLAR = 12.8 SQ M / 138 SQ FT

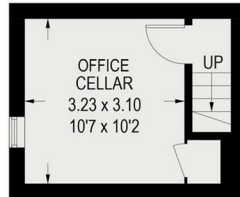
TOTAL = 101.6 SQ M / 1094 SQ FT



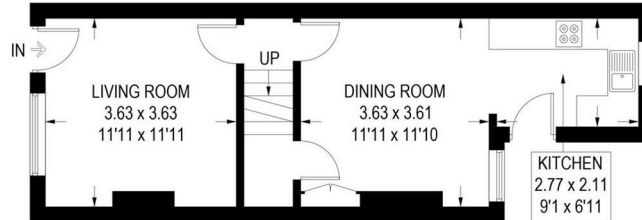
FIRST FLOOR = 31.4 SQ M / 338 SQ FT



SECOND FLOOR = 19.7 SQ M / 212 SQ FT



CELLAR = 12.8 SQ M / 138 SQ FT



GROUND FLOOR = 37.7 SQ M / 406 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

# Spencer.

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Viewing: Via the Agents

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