



**31 London Ave**  
**Egg Harbor City, NJ 08215**

**Asking \$260,000.00**



**COMMENTS**

A Little Extra Space, inside and out This cozy 4-bedroom, 1-bath home has more to offer than meets the eye. The main level features new flooring throughout, a bright living area, and an updated kitchen with granite countertops. You'll also find a convenient laundry room with extra cabinet space. Upstairs, two additional finished rooms offer endless possibilities, guest bedrooms, a home office, a hobby space, or whatever fits your lifestyle best. The basement provides easy access for any plumbing, electrical, or general home updates. The circuit panel is also located there, keeping everything neatly organized and accessible when needed. And outside? You've got additional surplus land, plenty of room to expand, add on, or even explore a possible future subdivision with the proper survey and approvals. Altogether, it's a warm and flexible home that offers comfort, practicality, and room to grow. A fenced-in backyard with convenient access to the third terrace/ service street. The roof is approximately 8 years old, the above-ground oil tank is brand new, and there are two sheds...one equipped with electricity and AC.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Fenced Yard	None	Dining Area
	Porch Screened		Laundry/Utility Room
	Shed		Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dryer	See Remarks	6 Ft. or More Head Room
Smoke/Fire Alarm	Electric Stove		Heated
Storage	Refrigerator		Inside Entrance
	Washer		Masonry Floor/Wall
			Unfinished
Heating	Cooling	HotWater	Water
Baseboard	Wall Units	Oil	Public
Electric			
Multi-Zoned			
Oil			
See Remarks			
Tank Above Ground			

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