





Growing family? First time buyer? Why not take a look at this warm and welcoming family home. With two, good sized double bedrooms, living room, modern fitted kitchen and Westerly facing garden perfect for the fast approaching summer season. The property also comes with handy off street parking.

A great base to grow further, situated on a corner plot position, this property offers great scope for extension subject to the usual planning consents.

The local area has a lot to offer with Hornfair Park a stone's throw away which plays host to the popular Meridian boot sale on a Saturday morning and the historic Charlton Park with the grand, detached and reportedly haunted Charlton House mansion which was built circa 1612.

Like most towns in the Royal Borough, Charlton is seeing mass redevelopment. This property is conveniently located only a mile from the new and exciting Charlton Riverside development, home to a large Sainsbury's and Marks and Spencer's and Charlton train station (Zone 3).



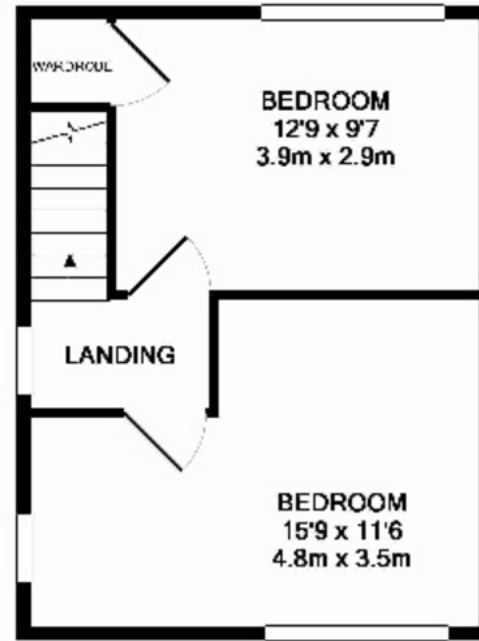
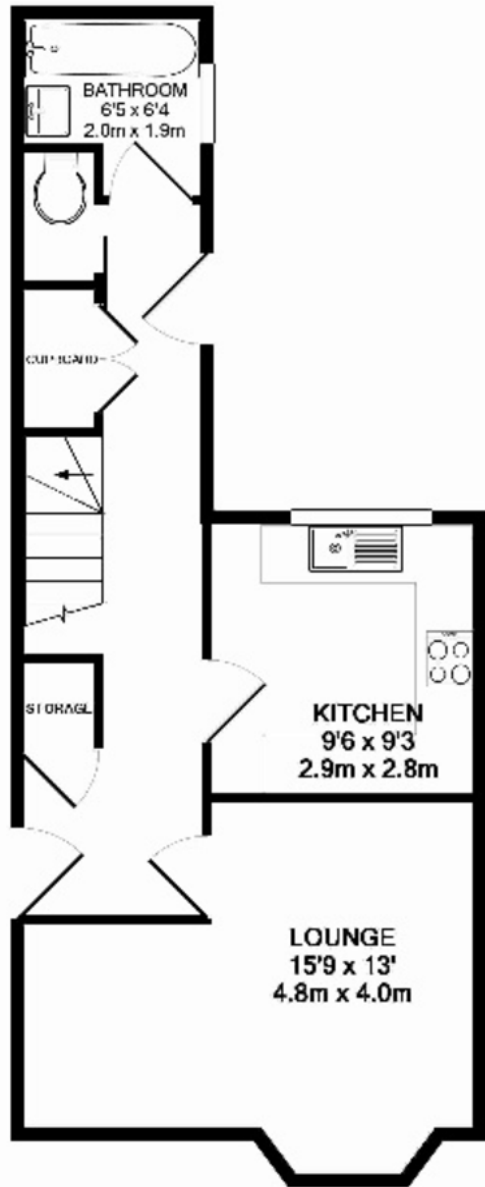
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Please refer to

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1ST FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 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 misstatement. 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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