



Blackheath SE3  
£350,000

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**Description:**

This 3 bedroom end of terrace house is a fabulous opportunity to purchase a property that you can transform into the house of your dreams. As you will notice from the site plan it also has a wider than average plot so offers the potential to extend, subject of course to the usual consents being obtained.

Situated in a convenient location with Thomas Tallis Secondary School just around the corner and Kidbrooke train station about half a mile away with its excellent links into London. Blackheath Village is just over a mile away with its selection of shops, boutiques and restaurants.

The property has its own drive and a west facing garden.

A house with lots of potential, well worth viewing.

Travel Times from Kidbrooke Station:-  
To London Bridge - from 18 mins  
To Cannon Street - from 25 mins  
To Charing Cross - from 28 mins  
To Victoria - from 30 mins



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**Directions:** From the junction by Kidbrooke Train Station proceed down Kidbrooke Park Road going past Homebase on your right. As you come up to Thomas Tallis school go through the width restriction and then turn right into Susan Road. The property is located on the left hand side,

**Tenure:** Freehold

**Council Tax Band:** C - £114125

**Local Authority:** Royal Borough of Greenwich

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**Room Dimensions:**

**Ground Floor**

Lounge **20'6 x 13'0**

Kitchen/Breakfast Room **18'2 x 9'3**

Garden **47'5 x 35'9**

Garden Store **8'2 x 6'11**

**First Floor**

Bedroom 1 **13'0 x 12'6**

Bedroom 2 **12'6 x 9'4**

Bedroom 3 **12'0 x 10'3**

Shower Room

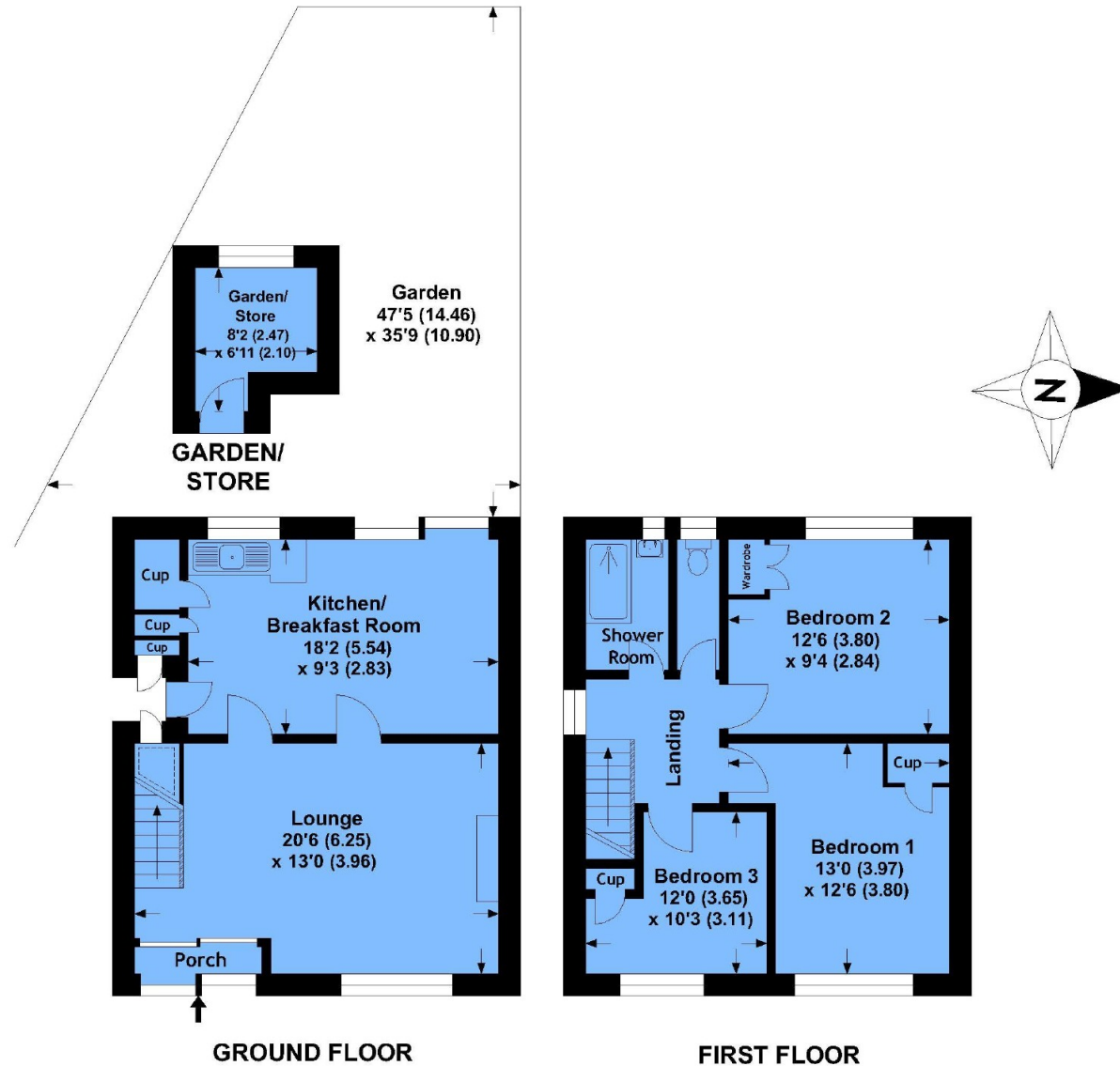


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		72	86			70	84

Please contact the branch for a complete copy of the EPC document

# Susan Road

APPROX. GROSS INTERNAL FLOOR AREA 925.69 SQFT / 86.00 SQM.EX GARDEN/ STORE.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

## IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Blackheath Village**

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**jdm**  
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