



Blackheath SE3
POA

jdm
ESTATE AGENTS

Description:

Looking for a family home in a great location? Then this might just be the property you have been looking for. This semi-detached 3 bedroom 1930's house is in a convenient location within close proximity of Thomas Tallis secondary school and only 0.3 miles from Kidbrooke railway station with its excellent links into town. Blackheath Village and the Heath is just over a mile away with its excellent choice of shops and restaurants.

The property has been extended to the rear to provide a larger lounge and kitchen in addition to dining room at the front of the house. There is also a cloakroom with shower on the ground floor. Upstairs are 2 good size double bedrooms, one with fitted wardrobes and bedroom 3 is a single/study room. The family bathroom has been refitted with a large walk in shower.

There is a delightful secluded rear garden, with a large patio area and contemporary water feature. This then leads onto the lawn area with raised flower beds, which have a wonderful selection of plants including David Austen roses and clematis. The property also benefits from a garage accessed via a shared drive and off street parking.

A delightful home with great potential looking for a new owner to take care of it!

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

Directions: From Kidbrooke Station head south onto Station Approach and then turn right onto Kidbrooke Park/A2213 slight left to stay on Kidbrooke Park Road with Sainsbury's Homebase store on your right hand side. After approximately 400 metres the property is located on the right hand side.

Tenure: Freehold

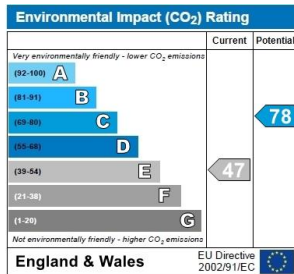
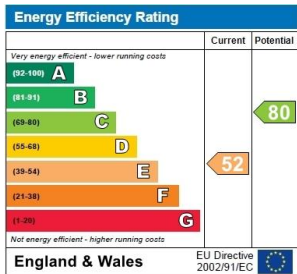
Council Tax Band: E - £1569.22

Local Authority: Royal Borough of Greenwich



Room Dimensions:

| | |
|-------------|--------------|
| Hall | |
| Lounge | 24'3 x 10'11 |
| Dining Room | 15'0 x 12'7 |
| Kitchen | 17'0 x 8'10 |
| Shower Room | |
| First Floor | |
| Bedroom 1 | 11'11 x 11'7 |
| Bedroom 2 | 13'0 x 11'7 |
| Bedroom 3 | 9'7 x 6'9 |
| Bathroom | |
| Garden | 50'11 x 24'2 |
| Garage | 17'10 x 9'1 |



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



Kidbrooke Park Road

APPROX. GROSS INTERNAL FLOOR AREA 1208.35 SQFT / 112.26 SQM. Ex. GARAGE



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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