



Charlton SE7
£500,000

jdm
ESTATE AGENTS

Description:

Are you looking for a home that you can update and decorate to your own taste and specification? If so this 4 bedroom semi detached home could your perfect property. The current owner has lived at the property for nearly 40 years, which must be a good recommendation in itself.

The house benefits from off street parking to the front and a private rear garden. Internally, downstairs there are 2 reception rooms plus a shower room and kitchen, with the 4 bedrooms and bathroom upstairs.

For commuters Charlton station is only 0.4 miles, a 9 minute walk according to google maps. The new Marks & Spencer and Sainsburys at Charlton Riverside is also at the bottom of Victoria Way again only 0.4 miles along with the other retail park along Bugsby Way a similar distance, so wont be short of places to shop. The O2 is just under 2 miles and Charlton Athletic Football club is half a mile. A great family home with lots of potential.



Directions: From Charlton Station proceed along Delafield Road, follow the road around to the left, which is Inverine Road. Turn right at the top into Victoria Way and the house is on the left just after The Beeches.

Tenure: Freehold

Council Tax Band: D-£1275.91

Local Authority: Royal Borough of Greenwich



Room Dimensions:



Please refer to www.jdmestateagents.com to see our full Area Guides.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			75				89
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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





GROUND FLOOR

520 SQ FT/48.31 SQ M



FIRST FLOOR

521 SQ FT/48.47 SQ M

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.

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