





A beautiful home! This four bedroom semi-detached house has been lovingly maintained to a very high standard by the current owners. As a consequence it's one of those properties, that when you walk through the front door you immediately feel at home in.

In terms of location you're very well placed with Kidbrooke station only a 4 minute walk away, according to Google maps (0.2 miles) and Thomas Tallis secondary school is just cross the road, although the entrance is further down the road. Blackheath Village and the Heath with all its wonderful facilities is just over a mile away.

The house itself has had a single storey ground floor extension to provide a large open plan living/kitchen space. A loft conversion provides a further double bedroom and we understand there is the potential to create a bathroom or shower room subject to the usual consents being obtained.

There is off street parking for 2 cars to the front of the property and the shared driveway gives access to the rear garden. The garden is well designed for ease of maintenance. There is a garage at the rear of the garden and a good size workshop or hobby room that can lend itself to a number of uses. There is an additional shed as well, so plenty of storage is available.

All in all a wonderful family home in great condition and we would certainly recommend viewing the property sooner than later.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
197 Kidbrooke Park Road Blackheath SE3 9PP

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		46
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please refer to

www.jdmestateagents.com

to view our full area guides



Kidbrooke Park Road

APPROX. GROSS INTERNAL FLOOR AREA 1349.36 SQFT / 125.36 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.

