



FOR SALE
jdm
020 8461 0091

Grove Park SE12
Guide price £525,000 to £550,000

jdm
ESTATE AGENTS

Description:

Guide Price £525,000 - £550,000. Launch Day Saturday 13 February, please call to arrange a viewing.

This wonderful 3 bedroom semi-detached family home is presented in fabulous condition as you will see from the photographs. The layout also suites modern day living with an open plan kitchen and dining room, plus by-fold doors from the dining area giving access into the conservatory, which overlooks the attractive garden.

Situated in a quiet residential road and very conveniently located for Grove Park train station which is only 0.4 miles (an 8 minute walk according to google). Journey times from Grove Park are from: -14 minutes to London Bridge, 23 minutes to Cannon Street to name a couple of the options. You can also go to Lewisham for the DLR.

Bannatynes Heath Club is just around the corner, also 0.4 miles, for the more health conscious! Bright Clouds children's nursery is just along the road, ideal if you want to drop your children off on the way to the station.

You are also well placed as Blackheath or Bromley are both under 3 miles in either direction.

A great family home that is well worth viewing!



Directions: From Grove Park station, head north up Baring Road, take the second right into Le May Avenue, first left into Somertrees Avenue and first right into Balder Rise.

Tenure: Freehold

Lease term years from

Ground Rent:

Service Charge:

Council Tax Band: D-£1,355.35



Room Dimensions:

Entrance Hall	
Lounge	12'5 x 11'4
Dining Room	13'3 x 11'11
Kitchen	10 x 9'7
Conservatory	11 x 7'8
First Floor Landing	
Bedroom 1	12'6 x 11'3
Bedroom 2	13'3 x 11'11
Bedroom 3	9'11 x 6'6
Bathroom	
Garage	15 x 9'3
Garden	48'6 x 29'5



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

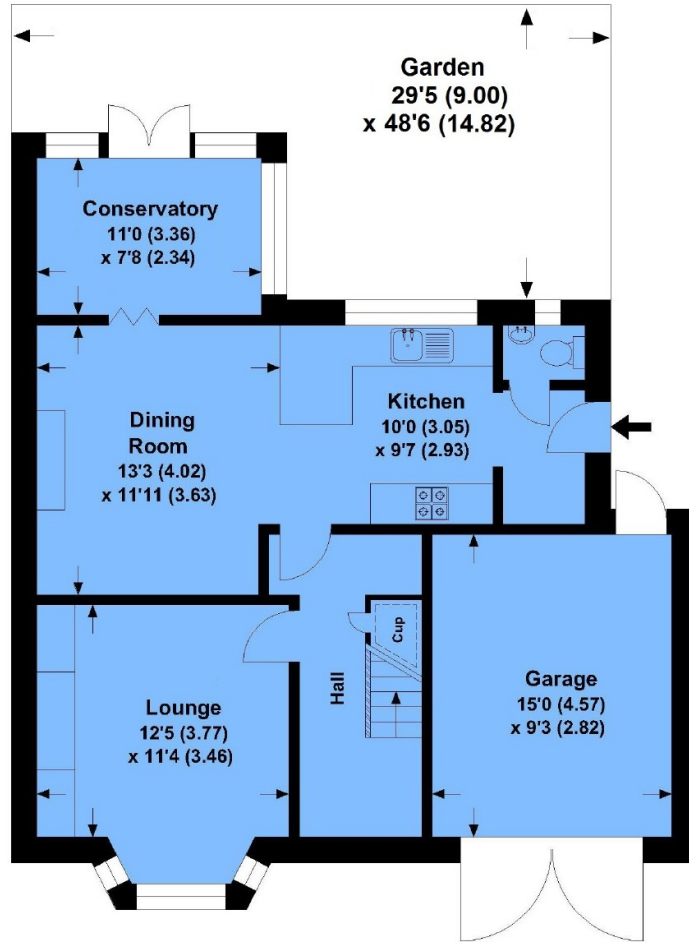
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	85	48	85
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

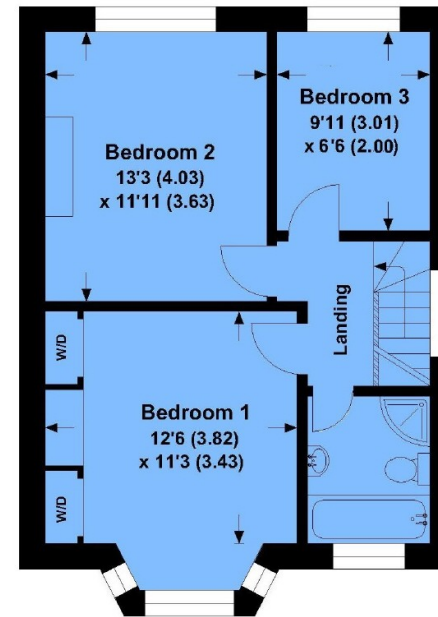


Balder Rise

APPROX. GROSS INTERNAL FLOOR AREA 1327.34 SQFT / 123.31 SQM. INC GARAGE



GROUND FLOOR



FIRST FLOOR

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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