

BRAMSHOT AVENUE CHARLTON SE7



ASKING PRICE £349,950 FREEHOLD

A 3 bedroom end of terrace period house located on the popular Charlton Slopes. This well presented family home has been much improved by the present owners, designed with open plan living in mind. The property also benefits from a remodelled kitchen, double glazing and garage.

Bramshot Avenue, Charlton, SE7 7JF

FEATURES

3 BEDROOMS
OPEN PLAN LIVING
DOUBLE GLAZING
GARAGE

ENTRANCE

Lawned front garden with mature trees and shrubs to borders, side gated access to rear of property, storm porch to part glazed front door.

ENTRANCE HALLWAY

Opaque double glazed window to side, storage understairs cupboard with plumbing for washing machine, radiator, open to:

RECEPTION 1

15'3 x 12'6 Double glazed bay window to front, stone fireplace, radiator, laminate flooring, open to:

RECEPTION 2

14'7 x 12'6 Double glazed patio door to rear, radiator.

KITCHEN

10'6 x 7'5 Double glazed window to side and door to rear, range of wall and base units, integral fridge and dishwasher, double sink and mixer taps, electric fan oven, gas hob with extractor hood over, tiled floors, radiator.

LANDING

Carpeted stairway, laminated flooring to landing, opaque arched double glazed window to side, airing cupboard housing gas Vaillant combi boiler, loft access.

BEDROOM 1

13'9 x 12'7 Double glazed window to rear, laminated flooring, radiator.

BEDROOM 2

16'3 x 11'10 Double glazed window to front, laminated flooring, radiator.

BEDROOM 3/STUDY

9'0 x 8'0 Dual aspect double glazed window to front and side, laminated flooring, radiator.

BATHROOM

7'0 x 6'10 Double glazed opaque window to side, Villeroy & Boch star white four piece suite comprising low level WC, wash hand basin with mixer tap, bidet, bath with mixer tap and shower over, heated towel rail, tiled flooring.

GARDEN

Garden to rear approximately 25ft x 20ft, raised lawn area and flower beds with mature trees and shrubs to borders, outside tap.

GARAGE

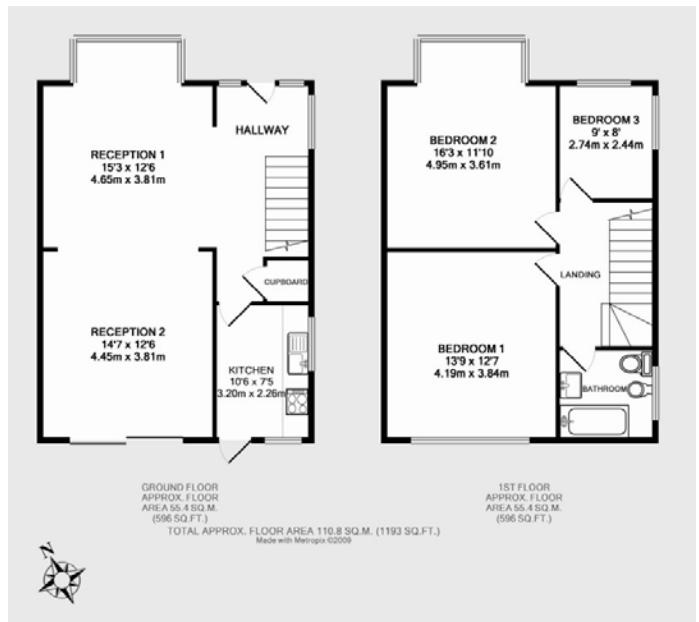
19'0 x 9'0 Up and over door and practical side door entrance to garden.

LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

Viewing by prior appointment through vendors sole agents John Payne
11 Stratheden Parade, Blackheath SE3 7SX
Tel: 020 8858 6101 or e-mail us on westcombepark@johnpayne.co.uk



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating																													
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Very environmentally friendly - lower CO ₂ emissions																															
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																													

PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.