

## CALVERT ROAD GREENWICH SE10



### GUIDE PRICE £350,000 FREEHOLD

A three bedroom period mid-terraced house in need of modernisation situated in this sought after tree-lined residential road, within walking distance of both Maze Hill and Westcombe Park mainline stations and close to Halstow Road Primary School. Internal viewing is highly recommended by the owners Sole Agents.

- Three Bedrooms
- Through Lounge
- Kitchen/Breakfast Room
- First Floor Shower Room
- Double Glazing
- Gas Central Heating
- Sunny Garden
- No Forward Chain

**OPEN 7 DAYS**

Residential & Commercial Estate Agents & Surveyors

**[www.johnpayne.com](http://www.johnpayne.com)**

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

# Calvert Road, Greenwich, SE10 0DH

## GROUND FLOOR

Entrance

Double glazed obscured paned front door into:-

## ENTRANCE HALL

Fitted carpet, radiator, storage cupboard housing gas meter. Carpeted staircase up to first floor.

## LOUNGE

22'3 x 11'7 narrowing to 9'11 Double glazed window to front, doubled glazed window to rear, tiled fire surround with gas fire, further gas fire to rear, radiator, fitted carpet.

## KITCHEN/BREAKFAST ROOM

17'9 x 8' Double glazed window to rear, doubled glazed window to flank, double glazed window to flank, double glazed obscured paned door with access onto garden. Valliant boiler for central heating and hot water, space for cooker, space for fridge/freezer, plumbing for automatic washing machine.

## FIRST FLOOR

Landing access to loft space, fitted carpet.

## MASTER BEDROOM

14'9 x 10'3 Two double glazed windows to front, radiator, fitted carpet.

## BEDROOM 2

10'7 x 9'6 Double glazed window to rear, built-in cupboard, radiator, fitted carpet.

## BEDROOM 3

11'5 x 7'7 Double glazed window to flank, door to shower room, access to loft space, fitted carpet.

## SHOWER ROOM

Double glazed obscured window to rear, low level WC, pedestal wash handbasin, tiled shower cubicle.

## GARDEN

Garden to rear with patio to the side of the property measuring 18'7, main garden approximately 20' with lawn and flower beds with a variety of plants and shrubs, garden shed.

Small paved garden to the front

## LOCAL AUTHORITY

London Borough of Greenwich

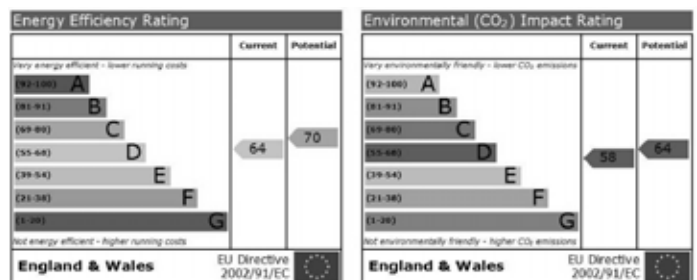
## VIEWING

Viewing by prior appointment please through Vendors Sole Agents John Payne Greenwich Branch, 227 Greenwich High Road, SE10 8NB on 020 8858 9911 or e-mail us on greenwich@johnpayne.co.uk

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE



## 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.