

CANBERRA ROAD CHARLTON SE7



PRICE £375,000 FREEHOLD

A spacious 4 double bedroom 1930's built semi detached house situated with views over parkland. This extended family home is presented in good order, with benefits including 30ft through reception, driveway parking, garage and 80ft south facing garden. The property is located a short distance from excellent bus links with Charlton station a little further.

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

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.

Canberra Road, Charlton, SE7 8PG

DRIVEWAY PARKING

For up to 3 cars, side gated access to garage.

ENTRANCE

Porchway, double glazed opaque window to side, tiled floor.

CLOAKROOM

Double glazed opaque window to side, low level WC, wash hand basin, tiled floor.

HALLWAY

Double glazed opaque window to side, understairs storage, dado rail.

THROUGH RECEPTION

31'7 x 13'6 Double glazed bay window to front, patio door to rear, fireplace, radiators, carpet.

KITCHEN / DINER

25'6 x 9'6 Patio door to side and double glazed window to rear, range of wall and base units, stainless steel double sink with drainer, halogen hob with extractor hood over, electric oven, integral fridge freezer, plumbing for washing machine and dishwasher, tiled flooring.

FIRST FLOOR LANDING

Carpeted stairway, stripped wood flooring on landing, opaque double glazed window to side, loft access.

BEDROOM 1

16'2 x 11'0 Double glazed bay window to front, built-in wardrobe, stripped wood flooring, radiator.

BEDROOM 2

19'6 x 8'7 Double glazed window to rear, stripped wood flooring, wash hand basin, radiator.

BEDROOM 3

15'3 x 13'7 Double glazed window to rear, built-in wardrobe, stripped wood flooring, wash hand basin, radiator, shower cubicle.

BATHROOM

Double glazed opaque window to front, corner bath with shower over, low level WC, wash hand basin, stripped wood flooring, radiator.

BEDROOM 4

17'6 x 12'2 Accessed via spiral staircase, sky light to front and side, wash hand basin, radiator, eaves storage.

GARDEN

Approximately 80FT South facing rear garden with side access, patio, lawn with bedding to borders, summer house.

GARAGE

With power, accessed via shared driveway.

TENURE

Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a freehold title. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

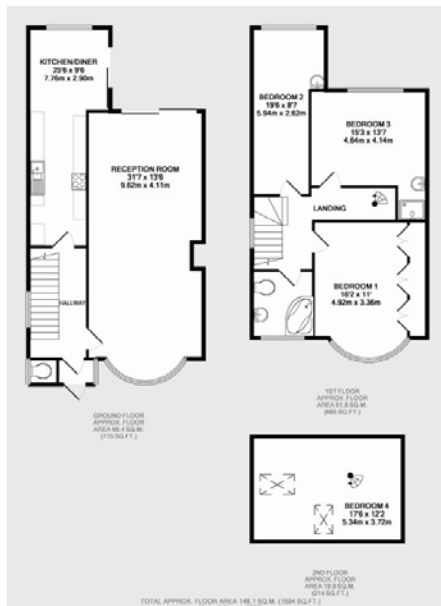
VIEWING

By prior appointment through vendors sole agents John Payne

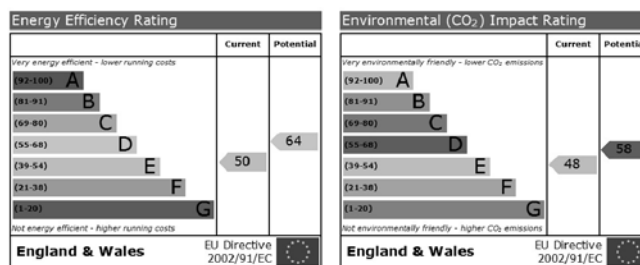
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FLOOR PLAN



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.