

CANBERRA ROAD CHARLTON SE7



PRICE £315,000 FREEHOLD

An extended 3 double bedroom 1930s built semi detached house located a short distance from bus links into Blackheath and Greenwich. This well proportioned family home benefits from great views over Charlton Park, driveway parking and 80ft South facing garden.

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

3 DOUBLE BEDROOMS
2 LARGE RECEPTIONS
KITCHEN / BREAKFAST ROOM
DRIVEWAY PARKING
80FT SOUTH FACING GARDEN
OVERLOOKING CHARLTON PARK

FRONT GARDEN

Raised flower beds, driveway parking.

ENTRANCE

Porchway with tiled floor.

HALLWAY

Part glazed front door, carpet, radiator, understairs storage, double glazed opaque window to side.

DOWNSTAIRS WC

Double glazed opaque window to side, low level WC, wash hand basin, wood flooring.

RECEPTION 1

15'6 x 13'5 Double glazed bay window to front, stripped wood flooring, fireplace, radiator.

RECEPTION 2

14'4 x 13'5 Patio door to rear, fireplace, carpet, radiator.

KITCHEN/BREAKFAST ROOM

17'4 x 8'9 Extended with double glazed window to rear and side, wall and base units, gas hob with extractor hood over, electric oven, double sink with drainer, stripped wood flooring to kitchen area, tiled floor to dining area, plumbed for washing machine, space for fridge freezer, radiator.

FIRST FLOOR LANDING

Double glazed opaque window to side, carpet, loft access.

BEDROOM 1

15'4 x 13'5 Double glazed bay window to front, stripped wood flooring, radiator.

BEDROOM 2

14'6 x 13'5 Double glazed window to rear, built-in wardrobe, carpet, radiator.

BEDROOM 3

17'4 x 8'9 Double glazed window to rear and side, carpet, radiator.

BATHROOM

7'9 x 6'11 Double glazed opaque window to front, white three piece suite comprising low level WC, wash hand basin and bath with shower over.

GARDEN

Approximately 80FT South facing garden to rear with side access, patio, lawn with mature trees and shrubs to borders, timber shed.

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.

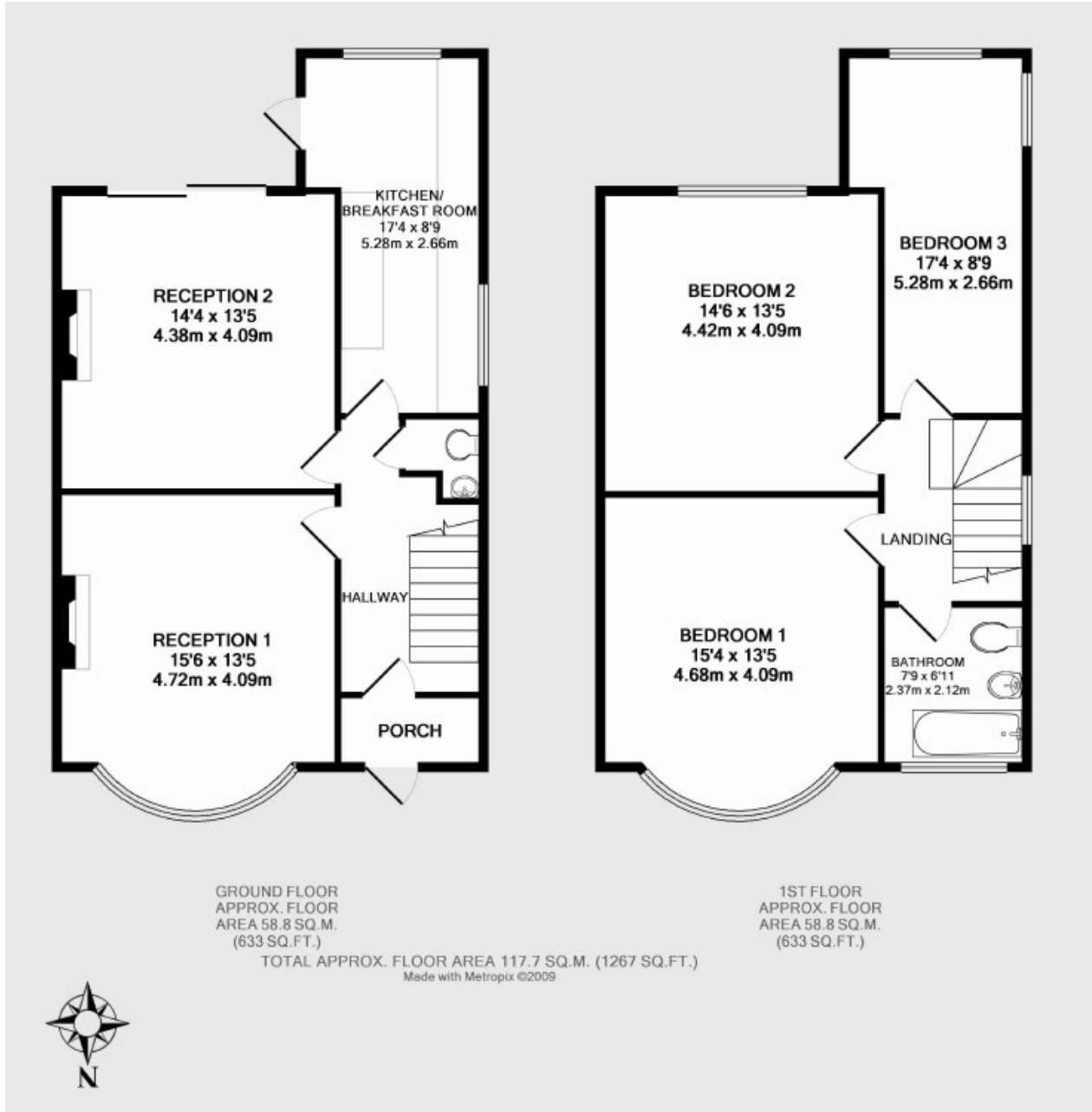
LOCAL AUTHORITY

London Borough of Greenwich

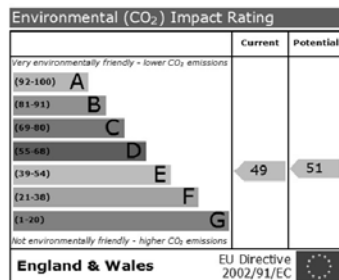
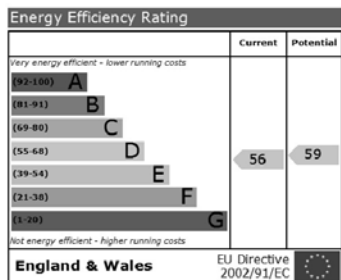
VIEWING

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

Floorplan



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.

Additional Photos of Canberra Road Charlton SE7

