

## CLANDON STREET ST JOHNS SE8



## PRICE £330,000 FREEHOLD

Situated in the popular St Johns Conservation Area close to Elverson Road DLR station and St Johns mainline station, this spacious three bedroom Victorian house is nestled in a cul de sac offering many period features. This delightful property has no forward chain and should be viewed as soon as possible.

- Through Lounge/Dining Room
- Good Sized Kitchen
- Four Piece White Bathroom Suite to Ground Floor
- Second WC to First Floor
- Period Fireplaces
- Gas Central Heating
- Paved Patio Garden
- Cosmetic Upgrading Required

**OPEN 7 DAYS**

Residential & Commercial Estate Agents & Surveyors

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

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# Clandon Street, St Johns, SE8 4EL

## ENTRANCE

Via hardwood front entrance door into:-

## ENTRANCE HALL

Coved ceiling, ornate corbals, fitted carpet, lighted under stairs storage cupboard housing gas meter. Door to lounge and kitchen. Electric meter at high level.

## THROUGH LOUNGE

22'4 x 11' (narrowing to 9'8) Sash window to front with original shutters, French doors to rear overlooking the garden. Stripped pine floor boards, twin marble fireplace surrounds with cast iron inserts to both chimney breasts, two radiators, stripped pine skirting boards, coved ceiling, pine panelled access door.

## KITCHEN

11' x 8'5 Sash window to side, radiator, stripped pine skirting boards. Range of wall, base and drawer units, rolled edge work tops, wall mounted combination gas central heating boiler. Plumbing for washing machine, dishwasher and all white goods to remain, open access to:-

## LOBBY

Stable door with access to the garden, quarry tiled floor and door to:-

## BATHROOM

8'7 x 8'3 Four piece white suite comprising glazed shower cubicle with chrome shower head, low level WC, pedestal wash hand basin, panelled bath with chrome mixer tap and shower attachment. White tiled walls, radiator, inset spotlights, frosted casement window to rear, pine panelled access door.

## STAIRS AND LANDING

Balustraded stairwell to first floor, doors to three bedrooms and separate WC.

## MASTER BEDROOM

14'10 x 11'1 Period fireplace surround with cast iron insert, sash window to front, radiator. Built in wardrobe cupboard to one alcove, pine panelled access door, fitted carpet.

## BEDROOM TWO

10'11 x 9'9 Period fireplace with cast iron insert, sash window to rear, built in wardrobe cupboard to one alcove, radiator, pine panelled access door, fitted carpet.

## BEDROOM THREE

9' x 8'6 Sash window to rear, radiator, fitted carpet, pine panelled access door.

## SEPARATE WC

Frosted casement window to side, white low level WC, wall mounted wash hand basin with tiled splashback, vinyl floor covering, pine panelled access door.

## GARDEN

Paved patio garden, 20' of paved patio area with shrub borders, outside water supply and 21' pathway to the side.

## LOCAL AUTHORITY

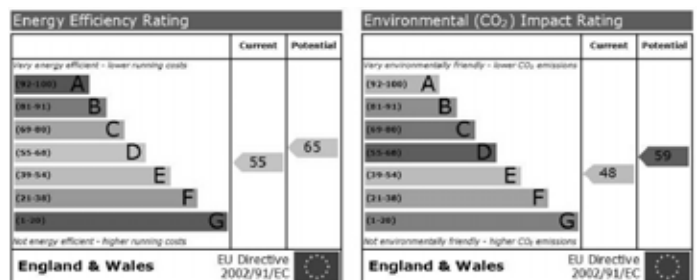
London Borough of Lewisham

## 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



## 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.