

## DELAFIELD ROAD CHARLTON SE7



### ASKING PRICE £335,000 FREEHOLD

A well proportioned 3 bedroom Victorian house situated a short walk from Charlton mainline station. This property benefits from 3 receptions, large kitchen/diner, double glazing and gas central heating. The house is located close to Greenwich Retail Park with Blackheath Standard a little further.

- 3 Bedrooms
- 3 Receptions
- Large Kitchen/Diner
- Double Glazing

**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.

# Delafield Road, Charlton, SE7 7NW

## ENTRANCE

Pathway leading to storm porchway.

## HALL

Part glazed front door, cornice, corbels, carpet, radiator.

## RECEPTION 1

14'10 x 11'11 Double glazed bay window to front, fitted carpet, radiator.

## RECEPTION 2

11'11 x 8'0 Double glazed window to rear, carpet, radiator.

## BATHROOM

10'3 x 8'9 Opaque window to side, white two piece suite comprising wash hand basin and bath with shower over, headed towel rail.

## SEPARATE WC

Double glazed opaque window to side, white low level WC.

## BEDROOM 3

12'11 x 9'2 Double glazed window to rear, carpet, radiator.

## LOWER GROUND FLOOR

Carpeted stairway and corridor, understairs storage, radiator, two storage rooms.

## RECEPTION 3

11'3 x 9'5 Double glazed window to rear, fireplace, radiator.

## KITCHEN/DINER

16'9 x 11'5 Double glazed bay window to side, double glazed window to rear and door to side, wall and base units, butler sink with mixer taps, space for range cooker with extractor hood over, plumbing for washing machine and dishwasher, space for fridge freezer.

## FIRST FLOOR LANDING

Carpeted stairway and landing, loft access.

## BEDROOM 1

15'11 x 14'2 Two double glazed windows to front, carpet, radiator.

## BEDROOM 2

10'3 x 8'9 Double glazed window to rear, carpet, radiator.

## GARDEN

Approximately 55ft Patio area and lawn.

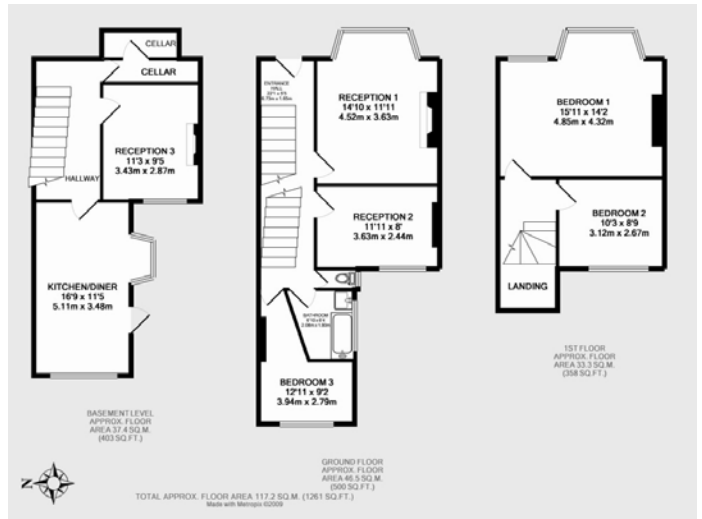
## LOCAL AUTHORITY

London Borough of Greenwich

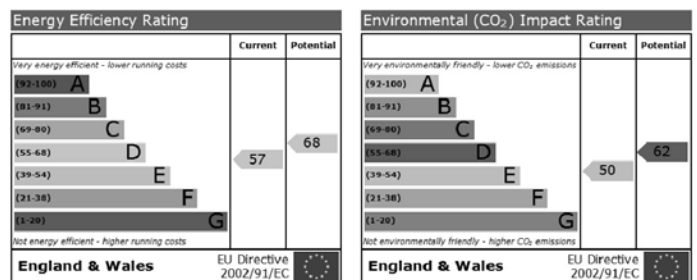
## VIEWING

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