

EASTCOMBE AVENUE CHARLTON SE7



PRICE £325,000 FREEHOLD

A nicely presented 3 bedroom mid terrace period house situated on the popular Charlton slopes. This delightful property has many benefits some of which include double glazing and pretty garden to rear. The house is located a short walk from both Charlton and Westcombe Park train stations, with Blackheath Standard also closeby.

- 3 Bedrooms
- Through Reception Room
- Gas Central Heating
- Double Glazing
- Pretty 60FT Rear Garden
- Views towards Canary Wharf

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.

Eastcombe Avenue, Charlton, SE7 7LH

FRONT GARDEN

Lawn and box hedging to borders, period tiled pathway to porchway.

ENTRANCE

Front door to:

HALLWAY

Solid wood block flooring, understairs storage, cornicing, radiator.

RECEPTION

15'2 x 11'8 Double glazed bay window to front, working gas flame fire, solid wood block flooring, radiator, picture rail, open to:

KITCHEN / DINER

17'4 x 14'2

DINING AREA

Double glazed patio doors to rear, solid wood block flooring, coving, 2 radiators with ornate cover.

KITCHEN AREA

Double glazed window to rear, wall and base units, stainless steel double sink and mixer taps, integral fridge freezer, plumbing for washing machine, electric oven and hob with extractor hood over, wood flooring, breakfast bar.

FIRST FLOOR LANDING

Carpeted stairway, pine wood flooring on landing, loft access, dado rail.

BEDROOM 1

16'6 x 11'8 Double glazed bay window to front, cast iron fireplace, built-in wardrobes, pine wood flooring, radiator.

BEDROOM 2

10'7 x 9'9 Double glazed window to rear, built-in wardrobe, pine wood flooring, radiator.

BEDROOM 3

9'7 x 5'4 Double glazed window to front, pine wood flooring, radiator.

BATHROOM

Double glazed opaque window to rear, white three piece suite comprising low level WC, wash hand basin and bath with shower over, cupboard housing boiler, tiled flooring and walls, radiator.

REAR GARDEN

Approximately 60FT Raised patio area, lawn with mature trees and shrubs to borders.

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 should verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

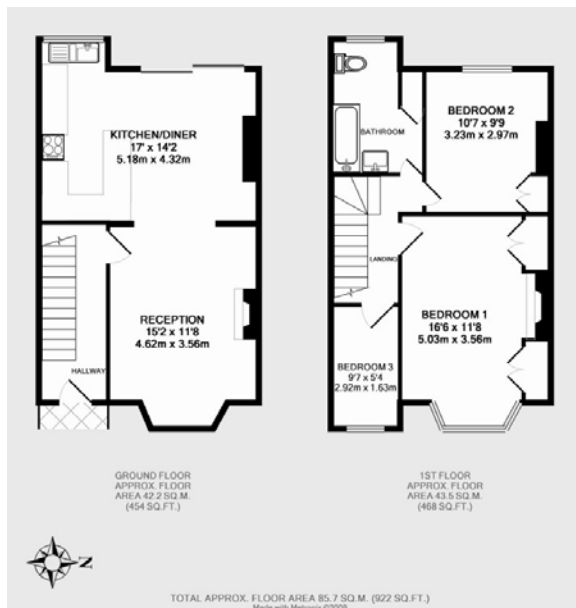
London Borough of Greenwich

VIEWING

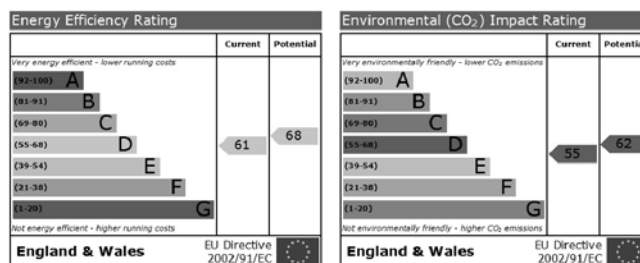
Viewing by prior appointment through vendors sole agents John Payne on 020 8858 6101

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or e-mail us on westcombepark@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.