

FOXWOOD ROAD BLACKHEATH SE3



PRICE £385,000 FREEHOLD

A three bedroom Gough Cooper end-of-terrace house situated in a quiet location just a short walk from Blackheath Village and station. It has been extensively refurbished with a stylish contemporary interior including modern kitchen with built-in appliances and recently refitted bathroom, and an attractive south facing garden with direct access to garage.

- Three bedrooms
- Two reception rooms
- Double glazing
- Gas central heating
- Fully boarded loft
- Parquet flooring to hall/living areas
- South facing rear garden
- Garage en bloc

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.

Foxwood Road, Blackheath, SE3 9HT

FIRST FLOOR

Landing

With access via pull-down ladder to extensive boarded loft with Velux window to rear.

Panelled doors to all rooms, central heating thermostat, large fitted storage cupboard with shelving above.

Bedroom 1

12'4 x 12'2. Full width double glazed UPVC windows to front, double radiator, ceiling coving, fitted wardrobes with panelled doors.

Bedroom 2

10'11 x 9'11. Double glazed UPVC windows to rear overlooking gardens, double radiator, fitted wardrobe with panelled doors, ceiling coving.

Bedroom 3

9'6 x 6'7. Double glazed UPVC windows to front, double radiator, ceiling coving.

Bathroom

A beautifully modernised bathroom with cast iron bath with mixer taps, shower attachment and folding shower screen. 1½ flush low-level wc, inset vanity style wash hand basin with bespoke cabinets below and adjacent with inset plate mirror and glass fronted display cabinet. Walls fully tiled in 18" ceramics with decorative dado. Shaver point, ceramic tiled flooring, inset halogen spotlighting, heated chrome ladder style radiator/towel rail. Double glazed opaque window to rear.

GROUND FLOOR

Access is via hardwood panelled entrance door with inset fanlight and opaque window to side.

Hallway

Of good size, with solid oak parquet flooring throughout. Deep understairs storage cupboard, double radiator, two wall light points. Panelled doors to reception room and kitchen.

Reception room

12'8 x 12'2. Full width double glazed UPVC windows to front, three wall light points, ceiling coving, parquet flooring, double radiator. Open doorway through to dining area.

Dining area

11'10 x 9'7. Full width sliding double glazed patio doors overlooking and providing access on to garden. Parquet flooring, contemporary radiator, ceiling coving, two wall light points. Door through to kitchen.

Kitchen

11' x 9'. Fitted with a very good range of wall, base and standing storage units. 1½ bowl sink unit with mixer taps and cupboards below, integrated Neff dishwasher, inset Siemens electric hob with matching stainless steel canopy and splashback and Siemens double oven below. Plumbed for automatic washing machine. Integrated Siemens fridge/freezer, ceramic tiled flooring, walls to work surfaces tiled in mosaic ceramics, halogen spotlighting. Wall mounted combination gas central heating boiler. Double glazed UPVC window to rear overlooking garden. Door to hall.

GARDEN

Approximately 35'. Arranged as attractively paved patio area and the remainder of the garden is laid to lawn with well stocked flower borders, corner wooden arbour and door providing access straight into garage. There is also side access.

GARAGE

En bloc, approached via a shared drive. Includes light and power supply. The garage is held on a separate leasehold title with a term of 99 years from 25 March 1964. We understand that the freeholder does not intend to extend the lease at the current time.

TENURE: FREEHOLD

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. (See above in relation to garage.) Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

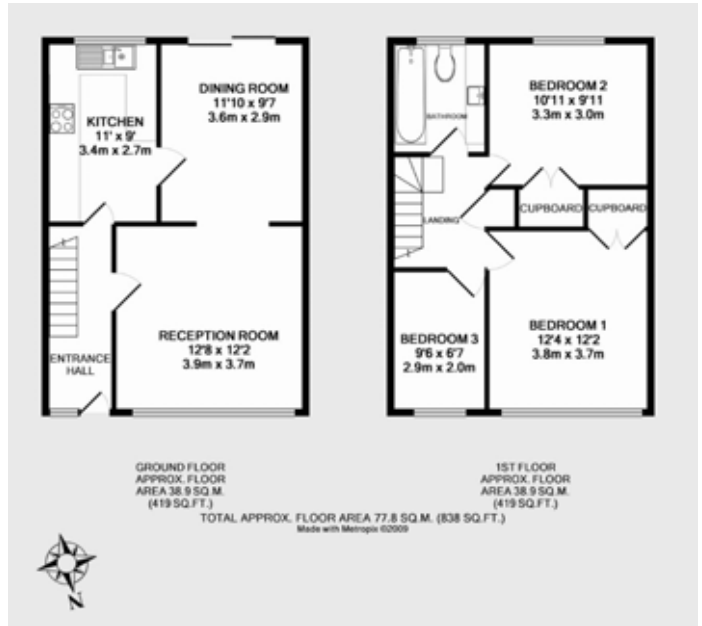
London Borough of Lewisham

VIEWING

Viewing by prior appointment through vendor's sole agents John Payne on 020 8318 1311

1 Montpelier Vale, Blackheath, SE3 0TA

or email us on blackheath@johnpayne.com



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		67	77	(55-68) D	62	73	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.