



GURDON ROAD CHARLTON SE7

PRICE £359,950 FREEHOLD

Occupying a mid terrace position on this quiet, no through road stands this attractive example of a three bedroom Victorian bay fronted family house. Internally the property has been the subject of a programme of modernisation over recent years by its current owners and now offers well planned accommodation with an interesting split level layout.

- Three Bedrooms
- Reception Room
- Dining Room
- Family Bathroom
- Utility Room
- Kitchen/Breakfast Room

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not 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.

Gurdon Road, Charlton, SE7 7RW

First Floor Landing

Of good size with balustraded large split level landing.

Bedroom 1

16'2 X 13'. Two sash cord windows to front, radiator, cast iron period fireplace, stripped and sealed flooring, original corner fitted storage cupboard, TV aerial point and telephone point.

Bedroom 2

10'4 x 9'. Double glazed window to rear, cast iron period fireplace, double radiator, corner louvred cupboard housing immersion heater.

Split Level Landing

Down and up to:-

Bathroom

Modern white suite comprising of panelled bath, low level WC, pedestal wash hand basin, large shower cubicle, pumped power shower, fully tiled walls, inset halogen spotlighting, opaque window to side, slightly dormered ceiling, heated chrome towel rail, extractor fan.

Bedroom 3

11'2 X 9'6. Double glazed window to rear overlooking garden, double radiator, corner fitted storage cupboard, slightly dormered ceiling.

Ground Floor

Access via hardwood part glazed entrance door opening onto:

Hallway

Of good size with double radiator, ceiling coving and original corbels, central heating thermostat, louvred understair storage cupboard.

Reception Room

15'8 (into bay) x 12'5. Bright room with broad sash cord bay window to front, coal effect gas fire with tiled surround, stripped and sealed flooring, ceiling coving, ceiling rose, satellite point, radiator.

Dining Room

10'3 x 9'. Double glazed window to rear, stripped and sealed flooring, ceiling coving, open fireplace with architrave surround, fitted bookshelving adjacent.

Utility Room

9'x 8'4 (to extremes) Fitted base units, circular sink unit with mixer taps and cupboard below, wall mounted 'Potterton' gas central heating boiler, double glazed window to side, laminate flooring, space for washing machine, spotlighting.

Cloakroom

Low level WC, laminate flooring, extractor fan.

Kitchen

11'3 (into bay) x 12'1. Freestanding units comprising two base units, one with natural wood work top the other with inset stainless steel double bowl sink unit with mixer taps and cupboards below. Space for range cooker and gas cooker point, double radiator, laminate flooring, space for fridge/freezer, spotlighting, double glazed door to garden.

South Facing Garden

Approximately 60ft to rear arranged as patio with formal lawn, steps up to raised decked terrace area, large potting shed ideal for general storage or workshop, mature trees.

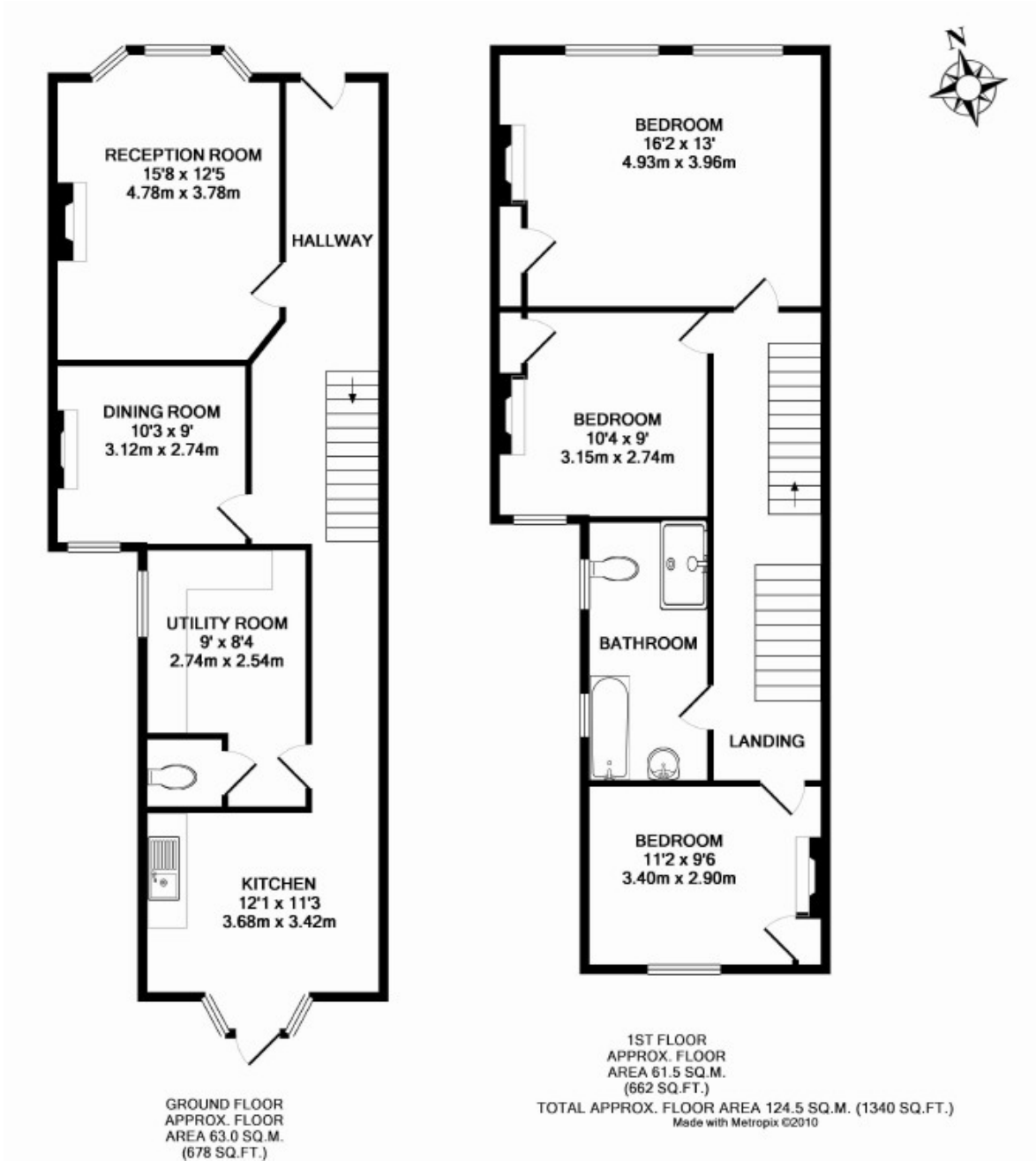
Tenure: Freehold

Details of the tenure will be included in the Home Information Pack available with this property. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

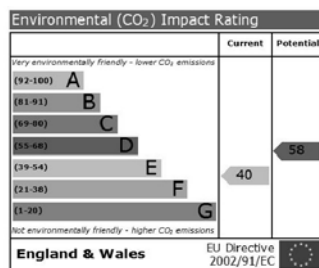
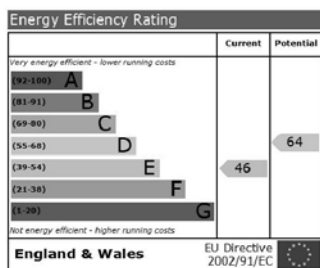
LOCAL AUTHORITY

London Borough of Greenwich

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 Gurdon Road Charlton SE7

