

John Payne

R E S I D E N T I A L



HOLLYMOUNT CLOSE WEST GREENWICH SE10

PRICE £365,000 FREEHOLD

A deceptively spacious three bedroom house situated within this little known residential close with well maintained residents communal grounds and woodland surround and only a short walk from Blackheath common and Greenwich Royal Park.

- Three Bedrooms
- Upstairs Bathroom
- Ground Floor Cloakroom
- Open Plan Living/Dining Area
- Conservatory
- Garage En Bloc

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.

Hollymount Close, West Greenwich, SE10 8TH

ENTRANCE

At ground floor level via part obscure glazed front door to entrance lobby.

CLOAKROOM

High level window to front, low flush WC, petit wall mounted wash hand basin.

KITCHEN

11'3 x 6'8 (maximum) Double glazed window to front, fitted with a range of base and wall units with laminated work top surfaces, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, space for fridge freezer, integral hob and oven, part tiled walls, tiled flooring.

OPEN PLAN LIVING/DINING AREA

DINING AREA

Approx 14'3 x 9' Obscure double glazed window to front, built in cupboard, under stairs storage cupboards, panelled walls, boiler, telephone point.

LIVING AREA

15'1 x 13'2 Window to rear overlooking conservatory, panelled wall, double glazed doors to conservatory.

CONSERVATORY

15'1 x 9'7 Double glazed windows to rear and flank, tiled flooring, double glazed door to rear.

FIRST FLOOR

LANDING

High level windows to rear.

BEDROOM

15'1 x 10'8 Double glazed windows to front, warm air vent.

BATHROOM

High level window to rear, three piece suite comprising twin grip panelled enclosed bath with shower attachment, pedestal wash hand basin, low flush WC, heated towel rail, warm air vent.

BEDROOM

11'8 x 8'4 Double glazed window to rear, built in wardrobe, warm air vent, ceiling coving.

BEDROOM

11'8 x 6'7 Double glazed window to rear, built in wardrobe.

OUTSIDE

Well maintained residents communal grounds, garage en bloc 16'5 x 7'9 with up and over door.

TENURE: FREEHOLD

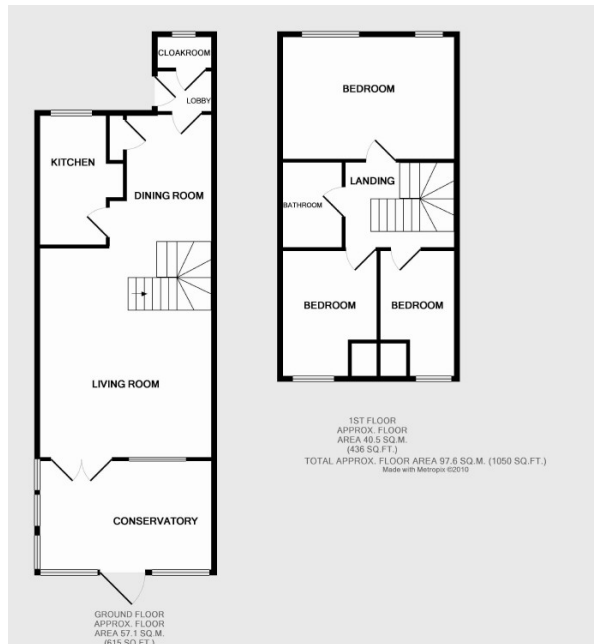
Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

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

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>	
	69	65	68
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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.