

HOPEDALE ROAD CHARLTON SE7



PRICE £385,000 FREEHOLD

This mid terrace Victorian property is situated in the ever popular Charlton slopes and benefits from double glazing, gas central heating, secluded lawned rear garden and paved front garden. Accommodation comprising 2 receptions, open plan kitchen, three bedrooms and large bathroom.

- 3 Bedrooms
- 2 Receptions
- Double Glazing
- Gas Central Heating
- Large Bathroom
- Lawned Rear Garden
- Charlton Slopes
- Equidistant to Charlton & Westcombe Park Stations

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.

Hopedale Road, Charlton, SE7 7JH

FRONT GARDEN

Paved garden, part glazed door to:

HALL

Laminated flooring, radiator, understairs cupboard.

RECEPTION ROOM

16'7 x 11'1 Double glazed bay window to front, carpet, coved cornice, part glazed door.

DINING ROOM

14'3 x 11'1 Double glazed window to rear, two wall lights, radiator, laminated flooring, open plan to kitchen.

KITCHEN

11'4 x 5'3 Window to rear, UPVC door, range of wall and base units, stainless steel single drainer sink unit, tiled splashback, plumbing for washing machine, vinyl flooring.

FIRST FLOOR LANDING

Carpet, concealed loft access.

BEDROOM 1

16'6 x 9'10 Double glazed bay window to front, carpet, built-in wardrobes, radiator, coved ceiling.

BEDROOM 2

14'4 x 8'3 Double glazed window to rear, carpet, built-in wardrobe, radiator, coved ceiling.

BEDROOM 3

8'0 x 5'3 Double glazed window to front, carpet, radiator.

BATHROOM

11'5 x 8'2 Double glazed frosted window to rear, wash hand basin, bath with Triton shower over, tiled surround, cupboard housing combi boiler, radiator, vinyl flooring.

GARDEN

Paved hardstanding area, lawn with surrounding shrubbery, wooden shed.

TENURE

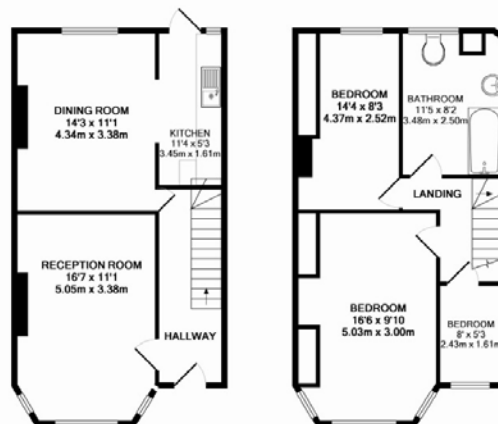
Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a Freehold title. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

By prior appointment through vendors sole agents John Payne
11 Stratheden Parade, Blackheath SE3 7SX
Tel: 020 8858 6101 or e-mail us on westcombepark@johnpayne.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 44.1 SQ.M.
(475 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.8 SQ.M. (956 SQ.FT.)
Made with Metropix G2010



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs		67	75	Very environmentally friendly - lower CO ₂ emissions		62	72
[92-100] A	[92-100] A						
[81-91] B	[81-91] B						
[69-80] C	[69-80] C						
[55-68] D	[55-68] D						
[39-54] E	[39-54] E						
[21-38] F	[21-38] F						
[1-20] G	[1-20] G	Not environmentally friendly - higher CO ₂ emissions					
Not energy efficient - higher running costs				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.