

## HOWERD WAY BROOK VILLAGE SE18



**PRICE £340,000 FREEHOLD**

Beautifully presented three double bedroom (two with en suite) end of terrace house in quiet cul-de-sac overlooking pleasant green and woodland. Built in 2003 on the popular Brook Village development, this spacious home includes bright lounge with lovely views, large kitchen/breakfast room, integral garage and attractive rear garden. A good choice of buses ensures easy access to Blackheath Village and Greenwich.

**OPEN 7 DAYS**

**Residential & Commercial Estate Agents & Surveyors**

**[www.johnpayne.com](http://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.

# Howerd Way, Brook Village, SE18 4PZ

- Three double bedrooms
- Three bathrooms (two en suite)
- Spacious lounge and kitchen/breakfast
- Convenient side access
- Attractive rear garden
- Decked patio for al fresco dining
- Integral garage with electric door
- Lovely views over woodland
- Off street parking
- Integral ADT alarm

## GROUND FLOOR

### Entrance hall

Wood veneer flooring, single radiator, understair store cupboard, cloak cupboard. Door to integral garage. UPVC window to side on half landing.

### Cloakroom

Frosted UPVC double glazed window to front. Low-level wc, wash basin, tiled splashback, single radiator, fitted carpet.

### Kitchen/breakfast room

16'10 x 10'. Double glazed patio doors and window to rear. Range of fitted wall and base units with granite effect worktops. Stainless steel sink and drainer with separate rinse sink. 4-ring gas hob inset to worktop with stainless steel extractor hood. Integral oven, space/plumbing for washing machine, fridge freezer and dishwasher. Mosaic style tiled splashbacks. Ceramic tiled flooring.

Breakfast area: wood veneer flooring, double radiator, ceiling spotlights.

## FIRST FLOOR

### Landing

Fitted carpet, single radiator, carpeted stairs to second and ground floors.

### Lounge

16'10 x 11'2. Twin UPVC double glazed windows to front with far-reaching, attractive views. Wood veneer flooring, double radiator, TV aerial point.

### Bathroom

Panelled bath with shower attachment, low-level wc and pedestal wash basin. Part tiled walls, fitted carpet, heated towel rail, mirrored medicine cabinet, extractor fan.

### Bedroom 3

16'10 x 9'6. (Currently used as study.) Twin UPVC double glazed windows to rear. Fitted carpet, single radiator.

## SECOND FLOOR

### Landing

UPVC double glazed window to side. Loft access. Fitted carpet, single radiator, airing cupboard housing hot water tank.

### Bedroom 1

14'10 x 11'3. Twin UPVC windows to front offering lovely views over green and wooded hillsides beyond. Built-in wardrobe, fitted carpet, single radiator.

### En suite shower room

Double shower cubicle with wall-mounted controls and tiled walls. Low-level wc, pedestal wash basin, heated towel rail, fitted carpet, extractor fan, mirrored medicine cabinet.

### Bedroom 2

14'10 x 9'6. Twin UPVC double glazed windows to rear. Fitted carpet, single radiator.

### En suite shower room

Single shower cubicle, low-level wc and pedestal wash basin. Tiled walls, heated towel rail, part tiled walls, fitted carpet, extractor fan, mirrored medicine cabinet.

## INTEGRAL GARAGE

Electric up and over door to front, sealed and painted garage floor, light and power meters, door to entrance hall.

## OFF STREET PARKING AND PATH TO FRONT

### REAR GARDEN

Mostly laid to lawn with mature backdrop of climbers and assorted shrubs. Attractive raised wooden decked patio area to rear of garden. Side gate, outside tap.

### 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. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

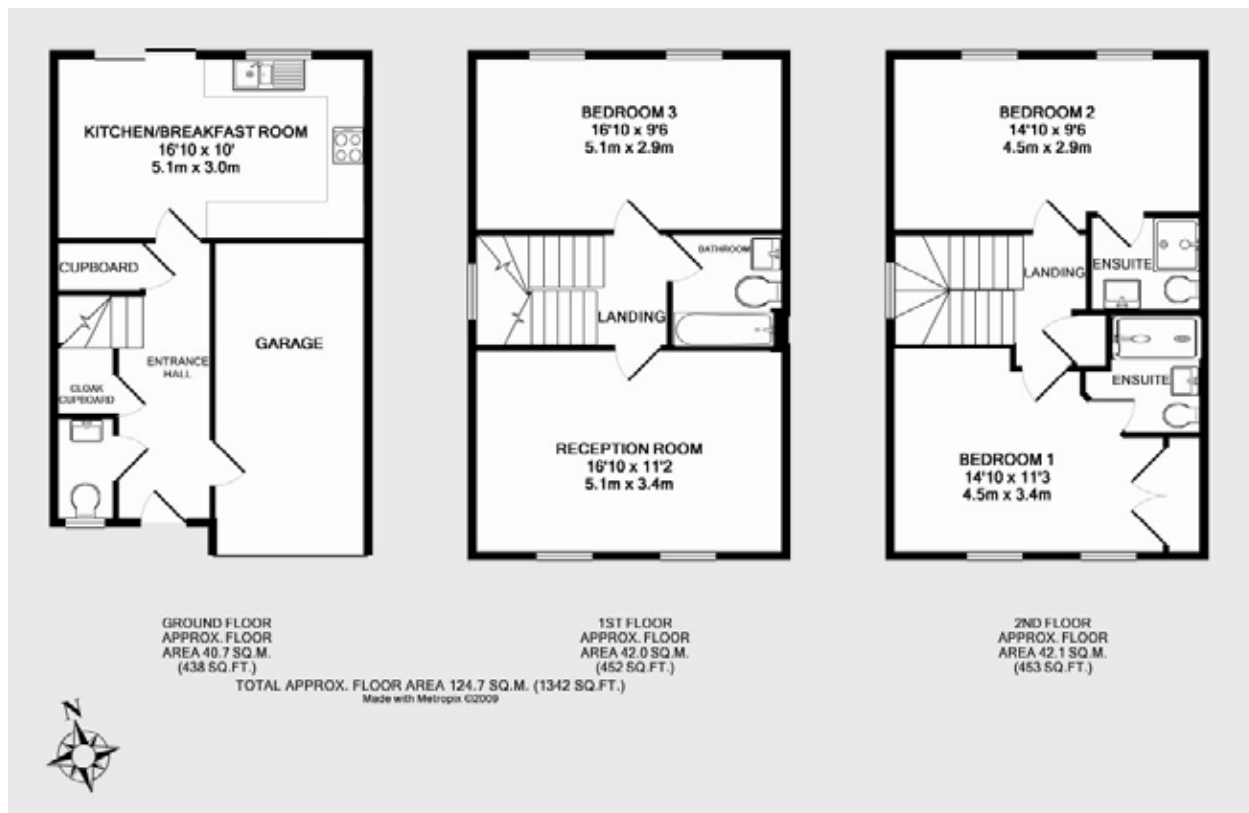
### LOCAL AUTHORITY

London Borough of Greenwich

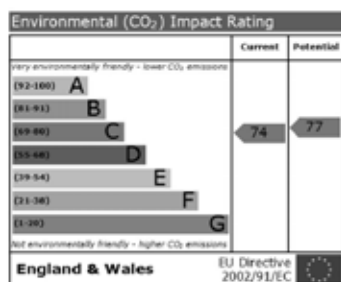
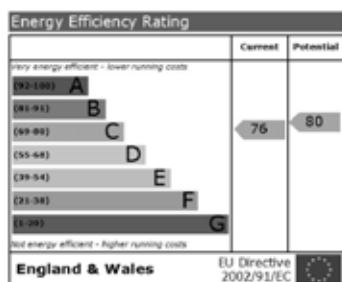
### VIEWING

Viewing by prior appointment through vendor's sole agents John Payne on 020 8318 1311  
1 Montpelier Vale, Blackheath, SE3 0TA  
or email us on [blackheath@johnpayne.com](mailto:blackheath@johnpayne.com)

# 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 Howerd Way Brook Village SE18



Ref: 1501/WY/JK/B/58/1009