



## BRAEMAR SHOOTERS HILL LONDON SE18

PRICE £379,995 FREEHOLD

A rarely available double fronted 1930's detached cottage facing Oxleas woods and backing onto Shooters Hill Golf Course. This property is situated on a plot measuring 50ft in width and 200ft in depth providing ample opportunity to extend the property. Further benefits include off street parking for three cars, garage and a beautiful lawned rear garden.

- Chain Free
- Double Glazing
- 140ft Rear Garden
- Off Street Parking
- Garage
- Backing onto Golf Course

**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.

# Braemar, Shooters Hill, London, SE18 3HP

## FRONT GARDEN

Lawn, surrounding shrubbery, paved pathway.

## ENTRANCE PORCH

UPVC double doors to:

## HALLWAY

Loft access, double radiator, cupboard over door.

## RECEPTION ROOM

15'0 max x 10'8 Sliding double glazed door to garden, double glazed window to rear and double glazed window to side, carpet, feature electric fire with tiled inset and wooden surround.

## DINING AREA

13'1 x 6'9 Double glazed window to side and double glazed window to rear, wall lights, carpet, double radiator.

## KITCHEN

12' x 5'2 Quarry tiled floor, two double glazed windows to rear and double glazed door to rear, range of wall and base units, stainless steel single drainer sink unit, tiled splashback, built-in oven and hob, plumbed for washing machine and dishwasher, single radiator, inset spotlights.

## BEDROOM 1

14'4 into bay x 14'0 Double glazed square bay window to rear, single radiator, double radiator, fireplace with wooden surround, coved ceiling.

## BEDROOM 2

14'0 into bay x 13'6 Double glazed square bay window to front, carpet, single radiator and double radiator.

## BEDROOM 3

11'7 excluding bay x 10'10 Double glazed square bay window to rear, two single radiators, carpet, airing cupboard.

## BATHROOM

Frosted double glazed window to rear, single radiator, part tiled walls, carpet, low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment.

## REAR GARDEN

Patio area, steps down to lawn with apple trees and pear tree, part glazed wooden shed, side access, backing onto a Paddock, Bird Sanctuary and Golf Course.

## OFF STREET PARKING

For 3 cars.

## GARAGE

With light and power points.

## TENURE: FREEHOLD

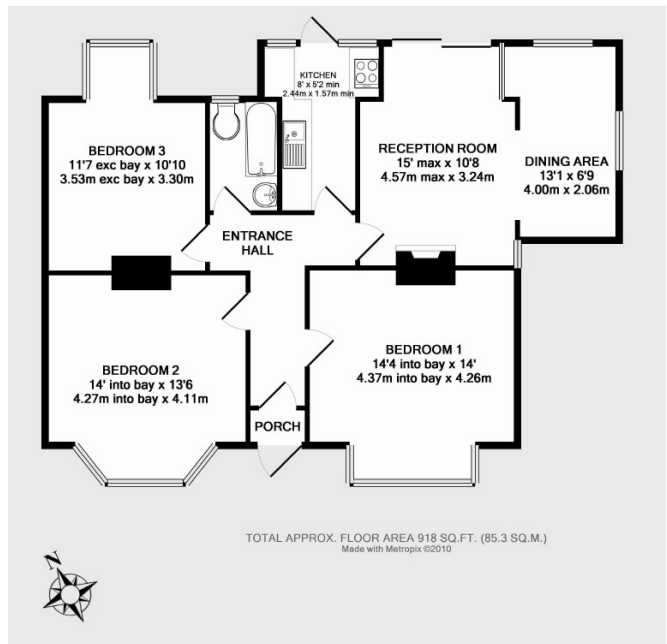
Particulars of the title and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

## 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



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		63	64	(55-68) D	57	57	
(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 <sub>2</sub> 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.