



## WEBB ROAD BLACKHEATH SE3

PRICE £380,000 FREEHOLD

A well presented 3 bedroom modern home situated close to Westcombe Park Train Station. This bright and spacious property offers accommodation comprising open plan kitchen and reception, downstairs cloakroom, three bedrooms and family bathroom. This property is offered chain free and benefits from an attractive patio garden to rear. Internal viewing is recommended.

**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.

# Webb Road, Blackheath, SE3 7PL

## ENTRANCE

Part glazed UPVC door to:

## HALL

Laminated floor, double radiator.

## RECEPTION ROOM

16'10 x 10'6 UPVC window to rear and UPVC French doors to garden, radiator.

## KITCHEN/DINER

18'4 x 9'3 KITCHEN AREA: UPVC window to front, laminated floor, range of wall and base units, stainless steel single drainer sink unit, space for cooker, plumbed for washing machine, roll top work surface.

DINING AREA: Laminated floor, radiator, open plan to kitchen.

## DOWNSTAIRS CLOAKROOM

Double glazed window to front, low level WC, wash hand basin, laminated floor.

## LANDING

Two built-in cupboards, loft access, radiator.

## BEDROOM 1

9'11 x 9'6 Double glazed window to front, built-in cupboard, carpet, radiator.

## BEDROOM 2

13'9 x 9'6 Double glazed window to rear, built-in cupboard, carpet, radiator.

## BEDROOM 3

8'7 x 6'7 Double glazed window to rear, carpet, radiator.

## BATHROOM

6'7 x 6'2 Double glazed window to front, three piece suite comprising panel enclosed bath with shower attachment over, pedestal wash hand basin, low level WC, part tiled walls, radiator.

## REAR GARDEN

Patio garden with surrounding flowerbeds and rear access.

## 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

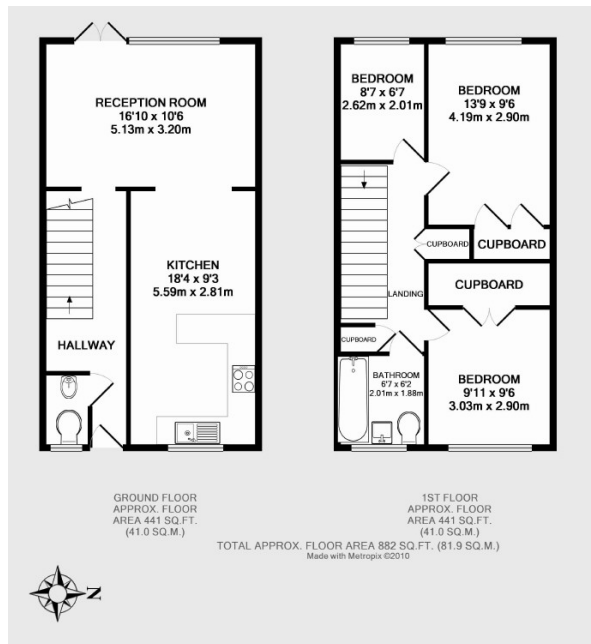
London Borough of Greenwich

## VIEWING

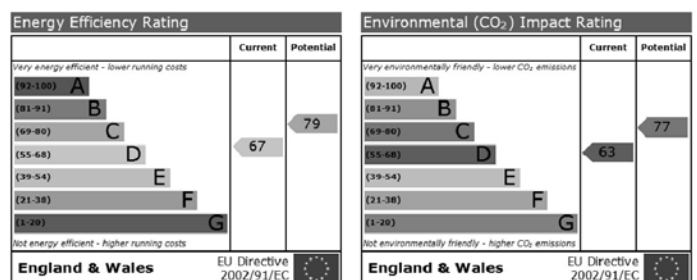
By prior appointment through vendors agents John Payne

11 Stratheden Parade, Blackheath SE3 7SX

Tel: 020 8858 6101 or e-mail us on westcombepark@johnpayne.co.uk



## ENERGY PERFORMANCE CERTIFICATE



## 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.