



WOODLAND TERRACE CHARLTON SE7

PRICE £360,000 FREEHOLD

A deceptively spacious four bedroom period property offered to the market chain free. Accommodation comprises lounge, kitchen, utility area, downstairs WC and shower, four bedrooms, bathroom and loft room. Benefits include feature fireplaces, sash windows, lawned garden and lean to. Situated close to Maryon Park and bus routes into Greenwich. Internal viewing is highly recommended.

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Woodland Terrace, Charlton, SE7 8EL

Entrance

Via part glazed door to:-

Hallway

Corniced ceiling, two double radiators, carpet, under stair cupboard housing meters, dado rail, stairs to first floor landing

Reception 1

14'9 x 12'9 Three sash windows to front. Cast iron fireplace with tiled insert, slate hearth and wooden surround, built in shelving and storage units. Built in glazed folding doors to:

Reception 2

11'6 x 11'6 Sash window to rear, cast iron fireplace with slate hearth, gas fire, 2 double radiators, high skirting.

Kitchen

10'8 x 10'2 Double glazed window to side, french doors to garden, vinyl flooring, range of wall and base units, wall unit housing wall mounted boiler, 8 hob double range oven, stainless steel extractor, tiled splashbacks, stainless steel single drainer sink unit, plumbed for dishwasher, designer radiator, built in cupboards and recessed shelving in open chimney breast.

Utility Area/Shower Room

Window to side, part glazed door to lean to. Tiled floor, plumbed for washing machine, butler sink. Bi fold door to WC, tiled shower cubicle, window to side.

Lean To

French doors to garden, tiled floor, part wood panelled walls.

Landing

Split level landing, carpet, dado rail, door to wooden staircase to loft room.

Loft Room

16'2 x 10'11 Carpet, three velux windows, two eaves storage, power points.

Bedroom 1

12'6 x 10'10 Sash bay window to front, carpet, double radiator, high skirting boards, picture rail.

Bedroom 2

14'9 x 9'11 Sash window to rear, carpet, double radiator, picture rail.

Bedroom 3

11'7 x 8'7 Sash window to rear, built in cupboard, double radiator, picture rail.

Bedroom 4

9'1 x 6'11 Sash window to front, built in cupboard, two storage cupboards, double radiator, picture rail.

Bathroom

Frosted sash window to side, vinyl floor, part wood panelled walls, designer towel rail, pedestal wash hand basin, tiled splash backs, low level WC, freestanding roll top bath with mixer taps, extractor fan.

Rear Garden

Lawned with surrounding trees and shrubbery, hardstanding area to side, brick built shed. Rear access.

Tenure: Freehold

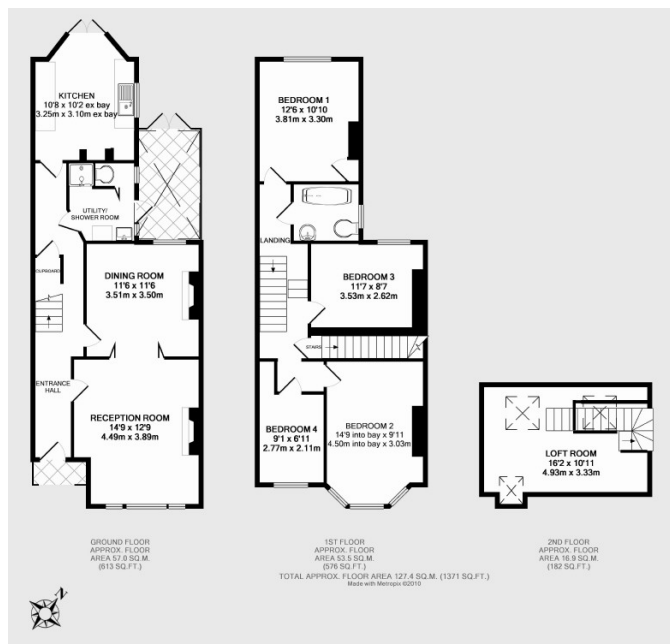
Details of the tenure will be included in the Home Information Pack available with this property. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

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



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.