

WRICKLEMARSH ROAD BLACKHEATH SE3 8DR



PRICE £365,000 FREEHOLD

A nicely presented 1930's built semi-detached 4 bedroom house that has been extended into the loft. This spacious family home has many features including large 27' x 11' reception, downstairs cloakroom, garage and pretty 70ft south facing garden. The property is situated in a popular residential road within easy walking distance of local bus routes, Blackheath Standard and Blackheath Village are a short distance further.

**4 BEDROOMS 20' X 16' WORKSHOP
DOWNSTAIRS CLOAKROOM UTILITY ROOM
PRETTY SOUTH FACING GARDEN GARAGE**

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Accommodation with approximate measurements:

ENTRANCE

Pretty front garden with mature shrubs to borders, shared driveway leading to garage, porch.

HALL

Window to side, double glazed front door, carpet, understairs storage, radiator.

CLOAKROOM

Double glazed opaque window to side, low level WC, wash hand basin.

THROUGH RECEPTION

27'9 (8.48m) x 11'5 (3.49m). Double glazed bay window to front, double glazed patio door to rear, fireplace, radiator, carpet, dado rail.

KITCHEN

9'6 (2.92m) x 8'0 (2.43m). Double glazed window to side and door to rear, range of wall and base units, double sink with drainer, cooker with gas hob and extractor hood over, wall mounted gas boiler, wood flooring, radiator.

UTILITY ROOM

8'1 (2.46m) x 7'7 (2.31m) *at widest point*. Plumbing for washing machine, space for fridge freezer, door to garden.

GARDEN ROOM

10'9 (3.29m) x 7'7 (2.31m). Two double glazed windows to rear and door to side, wood flooring, radiator.

FIRST FLOOR LANDING

Carpeted stairway and landing, opaque double glazed window to side.

BEDROOM 1

13'5 (4.09m) x 11'10 (3.63m). Double glazed bay window to front, built-in wardrobe, carpet, radiator.

BEDROOM 2

13'1 (4.06m) x 11'11 (3.63m). Double glazed window to rear, built-in wardrobe, shower cubicle, carpet, radiator.

BEDROOM 3

7'10 (2.41m) x 7'9 (2.36m). Double glazed opaque window to front, built-in wardrobe, carpet, radiator.

BATHROOM

8'9 (2.67m) x 6'2 (1.89m). Double glazed opaque window to rear and side, corner bath with shower over, wash hand basin, low level WC, tiled walls, heated towel rail.

SECOND FLOOR LANDING

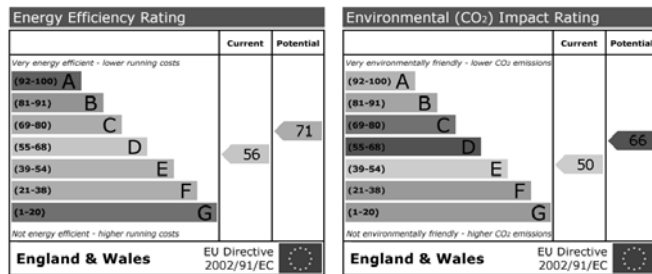
Carpeted stairway.

BEDROOM 4

16'8 (5.09m) x 11'9 (3.58m). Double glazed window to rear, storage into eaves, carpet, radiator.

EXTERIOR

Garden to rear approximately 70ft with patio area, lawn with mature trees and shrubs to borders, timber workshop with power 20' x 16'.
Garage accessed by shared driveway.



LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

By prior appointment through vendors sole agents **John Payne**
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PROPERTY DESCRIPTIONS ACT

Whilst every care has been taken in the preparation of these particulars we have not inspected 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.

FLOOR PLANS ARE INTENDED FOR IDENTIFICATION PURPOSES ONLY. THEY ARE NOT TO SCALE AND THEIR ACCURACY CANNOT BE GUARANTEED.