

WRICKLEMARSH ROAD BLACKHEATH SE3



PRICE £365,000 FREEHOLD

A beautiful and very spacious extended 3 bedroom semi detached house with off street parking and a lovely 85' mature garden in a popular location. There is a large 27' through reception room which opens onto a superb 18'9 x 16'9 kitchen/breakfast room with granite work tops and integrated appliances. There is a luxurious natural stone tiled bathroom and a separate downstairs WC.

- Double Glazing
- 27' Through Reception Room
- 18'9 x 16'9 Kitchen/Breakfast Room
- Off Street Parking
- Natural Stone Tiled Bathroom
- Downstairs WC

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

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.

Wricklemarsh Road, Blackheath, SE3 8DL

UPVC PORCH

Natural stone tiled floor, opening to:-

ENTRANCE

UPVC part glazed door to:

HALLWAY

Wood laminate floor, double radiator, carpeted stairs to first floor, understairs cupboard, part glazed door to lounge and kitchen.

DOWNSTAIRS WC

Amtico floor, wash hand basin, low level WC, wall mounted boiler, UPVC window to side.

RECEPTION ROOM

27'0 x 11'3 Leaded round UPVC bay window to front, bespoke shutters, wood laminate floor, cast iron fireplace with tiled inset and hearth, two double radiators, integral spotlights, coving, French doors to kitchen.

KITCHEN/BREAKFAST ROOM

18'9 x 16'9 Granite worktop with range of wall and base units. Recessed stainless steel sink unit with Victorian style chrome mixer taps and tiled splashbacks. Dual fuel double oven and gas hob with extractor. Built in fridge/freezer, dishwasher and washing machine. Under unit lighting, ceiling inset spotlights. Amtico floor, UPVC bay windows incorporating double glazed French doors to garden and additional double glazed door to garden.

LANDING

Carpet, loft access which is boarded with power points and pull down ladder, double glazed frosted leaded window to side.

BEDROOM 1

13'11 x 12'1 Round bay double glazed leaded window to front, built-in wardrobes, carpet, radiator.

BEDROOM 2

13'9 x 12'1 Leaded double glazed window to rear, carpet, radiator.

BEDROOM 3

7'8 x 6'3 Leaded window to front, carpet, radiator.

BATHROOM

Frosted double glazed window to side and frosted double glazed window to rear, bath with tiled surround and recessed shower, wash hand basin, low level WC, designer towel rail, natural stone tiled walls and floor.

REAR GARDEN

85FT Patio and lawn, pergola, mature trees and shrubs to borders, shed with power points, side access.

OFF STREET PARKING

For 2 cars.

TENURE

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

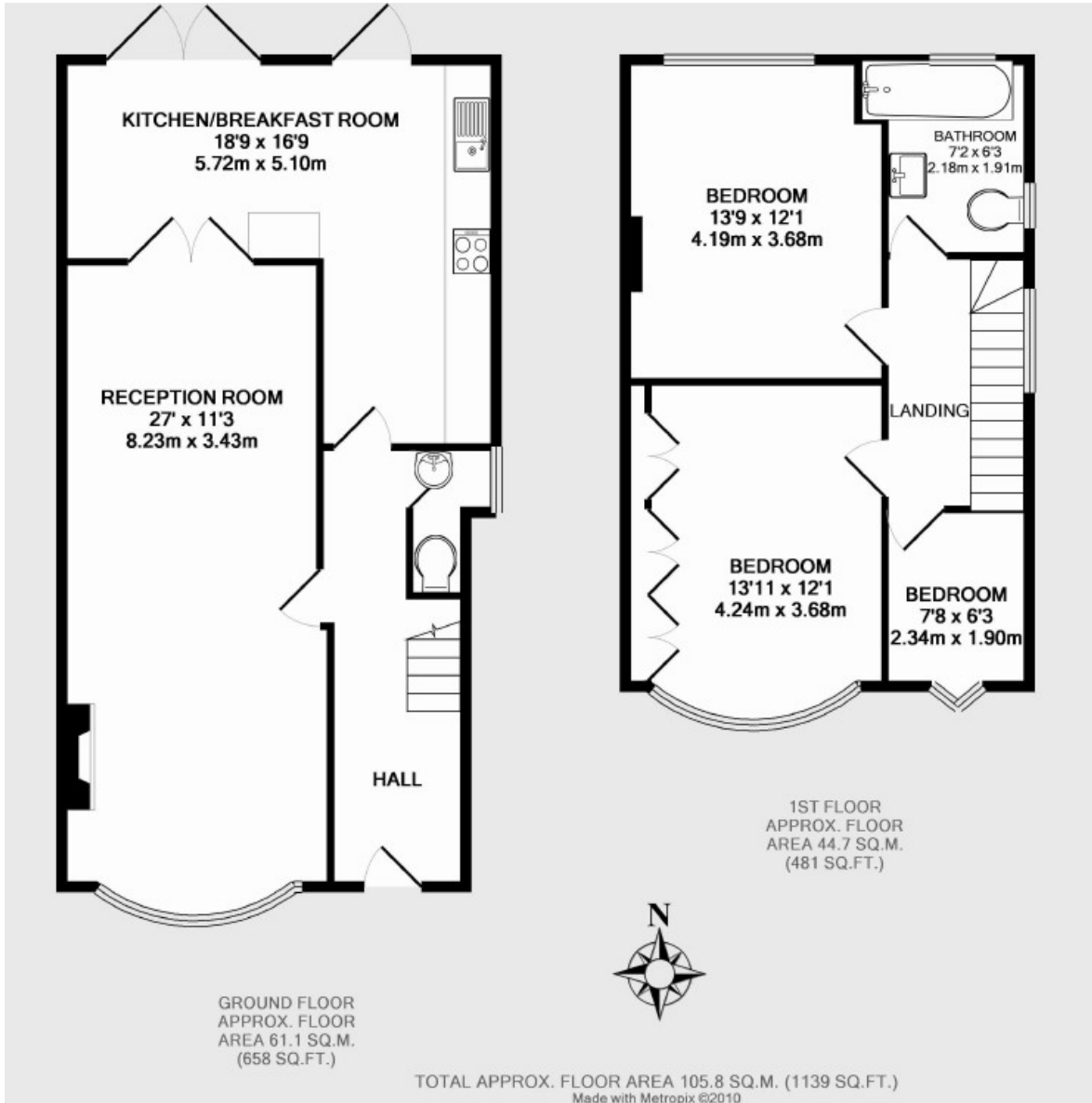
VIEWING

By prior appointment through vendors sole agents John Payne

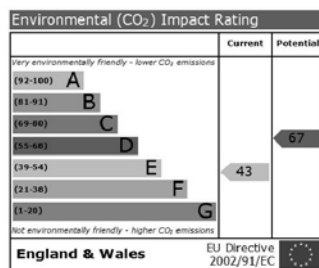
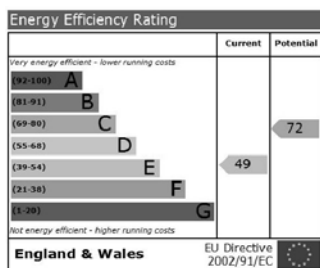
11 Stratheden Parade, Blackheath SE3 7SX

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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 Wricklemarsh Road Blackheath SE3

