

## WRICKLEMARSH ROAD BLACKHEATH SE3



### ASKING PRICE £350,000 FREEHOLD

A four bedroom semi detached 1930's built house situated in a popular residential street overlooking parkland. This well proportioned family home requires cosmetic upgrading in some areas. Benefits include two receptions, driveway parking, garage and 100ft south facing garden. Early viewing is recommended.

- Four Bedrooms
- Two Receptions
- Downstairs Cloakroom
- Garage
- Driveway Parking
- 100ft South Facing Garden

**OPEN 7 DAYS**

Residential & Commercial Estate Agents & Surveyors

**[www.johnpayne.com](http://www.johnpayne.com)**

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

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# Wricklemarsh Road, Blackheath, SE3 8DS

## ENTRANCE

Front garden with lawn and pathway, driveway parking with side access to garage, double glazed porchway.

## HALLWAY

Wood floor, understairs storage, cupboard, radiator, picture rail.

## DOWNSTAIRS CLOAKROOM

Low level WC.

## RECEPTION 1

13'3 x 9'11 Double glazed bay window to front, carpet, radiator, picture rail.

## SHOWER

Walk in shower, wash hand basin, tiled walls, radiator.

## RECEPTION 2

19'10 x 13'10 Fireplace, double glazed patio door to rear, window to rear, carpet, radiator, picture rail.

## KITCHEN

12'1 x 6'4 Double glazed window to side, wall and base units, plumbed for washing machine, space for fridge/freezer, electric oven and hob with extractor hood over, stainless steel sink with drainer and mixer taps.

## FIRST FLOOR LANDING

Carpeted stairs and wood floor to landing, loft access, wall mounted boiler.

## BEDROOM 1

13'2 x 12'10 Double glazed window to rear, carpet, radiator, picture rail.

## BEDROOM 2

14'1 x 10'5 Double glazed bay window to front, carpet, radiator, picture rail.

## BEDROOM 3

14'1 x 6'10 Double glazed window to side, carpet, radiator.

## BEDROOM 4/STUDY

8'9 x 6'8 Double glazed window to front, carpet, radiator.

## BATHROOM

Double glazed opaque window to rear, two piece suite comprising of wash hand basin and bath with shower over, radiator.

## WC

Opaque window to rear, low level WC.

## LOFT

Pull down ladder, part boarded loft, skylight.

## GARAGE

Up and over door.

## GARDEN

Approximately 100ft south facing rear garden, mainly laid to lawn, mature trees and shrubs.

## LOCAL AUTHORITY

London Borough of Greenwich

## VIEWING

By prior appointment through vendors sole agents John Payne

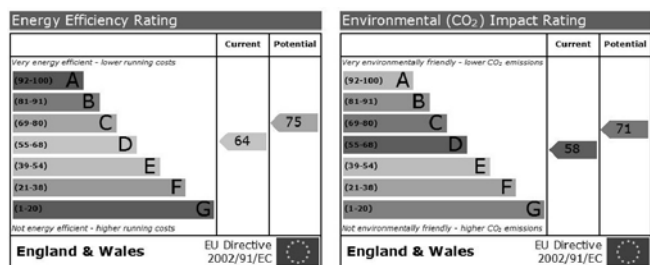
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## FLOOR PLAN



## 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.