



BROAD WALK, BLACKHEATH, LONDON, SE3 8NF
GUIDE PRICE £660,000-£680,000 FREEHOLD

A SUPERB AND EXTENDED, THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE, 85FT GARDEN AND A LOVELY OUTLOOK FACING THE PLAYING FIELDS SET IN THIS POPULAR LOCATION CLOSE TO KIDBROOKE MAINLINE STATION.

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DESCRIPTION:

The property is in excellent decorative order with double glazing windows, Hive controlled gas fired central heating, radiator covers, bespoke built in storage, fireplaces, wood flooring, new roof installed and has been rewired in the past two years.

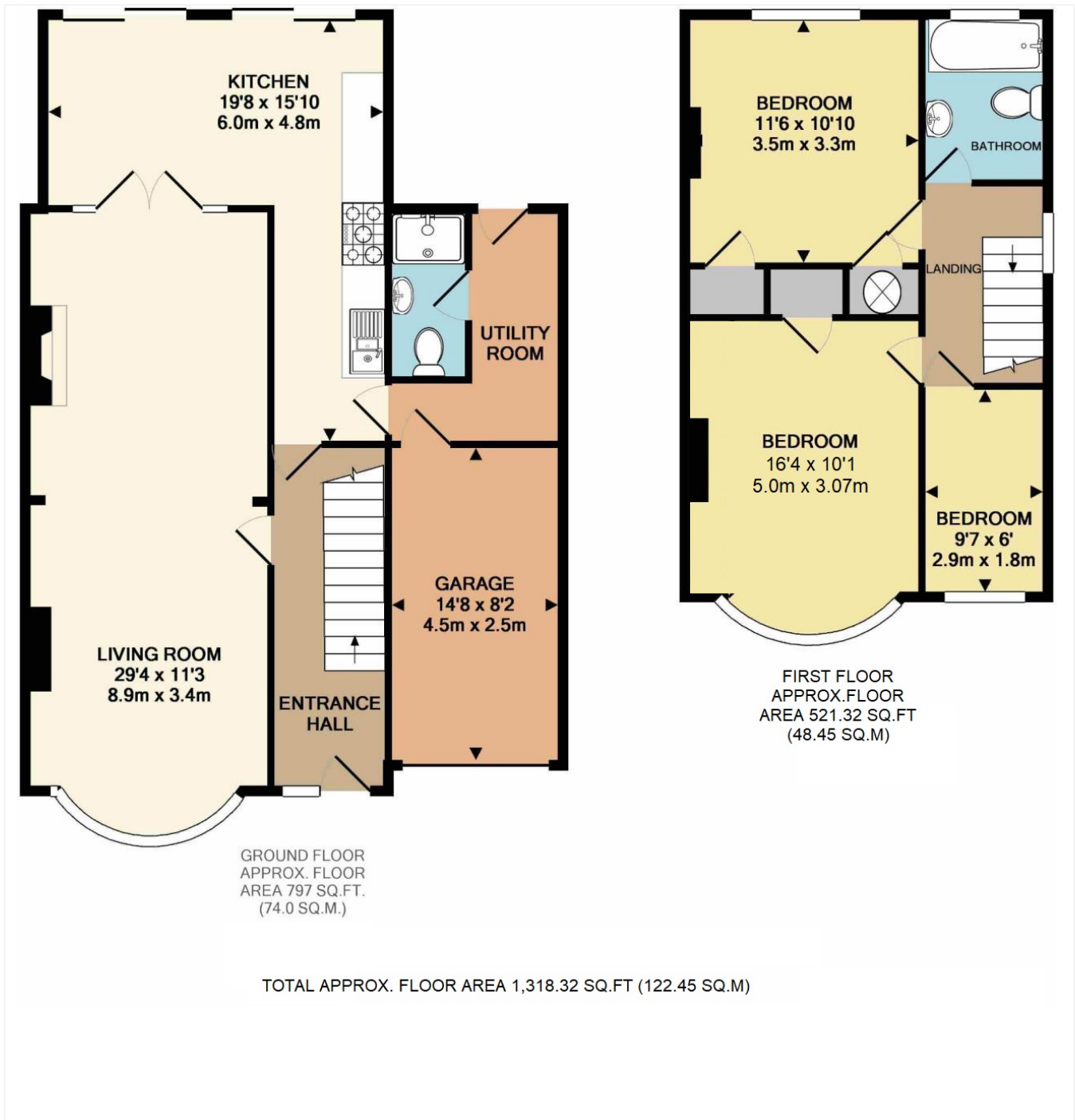
The accommodation briefly comprises; entrance hall with understairs storage, a very large 29'4 through reception room with bay window to the front and double doors to the rear leading to a modern kitchen diner with granite worktops and range style oven. There is a separate utility room, downstairs shower room and rear access to the garage which also provides side access to the garden. Upstairs are three bedrooms including two large double bedrooms, and a stunning modern family bathroom with feature tiled flooring and free-standing bath. There is also access to a spacious loft area which offers the potential to extend even further (subject to relevant planning consents). To the rear is a beautifully landscaped 85ft garden and there is off street parking for two/three cars on the recently finished landscaped front drive.

This is a wonderful home in a privileged position on the road with lovely views over playing fields and will be very popular. Video tour can be seen at Winkworth.co.uk.

Broad Walk is a popular residential road and the house is conveniently located 0.73 miles from newly rebuilt Kidbrooke Mainline station and is just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. The property is located 0.69 miles from the new and prestigious Kidbrooke Village and 1.44 miles to Blackheath Village (one stop on train) with its array of boutique shops, bars and restaurants. There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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