



Langton Way, Blackheath, London, SE3

Offers in excess of £950,000 *Freehold*

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A beautifully presented three bedroom, extended family home with stunning garden located on this highly sought after private road just off the heath.

KEY FEATURES

- three bedroom house
- private road
- 1,198 sq. ft
- 100 ft garden
- close to Blackheath Village & station
- moments from Greenwich Park





The ground floor unfolds into a bright and well-proportioned through reception room, seamlessly leading into an impressive wraparound kitchen/dining room extension. Designed with both everyday living and entertaining in mind, this space opens directly onto the rear garden, creating a wonderful sense of flow between indoors and out.

The garden itself is a standout feature, thoughtfully arranged to provide a variety of spaces to relax and enjoy. A decked seating area offers the perfect setting for al fresco dining, while a charming pond adds a tranquil focal point. Beyond, a well-kept lawn is bordered by an array of mature planting, with greenery continuing along the side to create a lush, established feel rarely found.

Upstairs, the property comprises three bedrooms and a well-appointed family bathroom. The house is presented in very good decorative order throughout, allowing a purchaser to move in with ease.

This is a wonderful home, filled with light, and your earliest viewing is highly recommended.

Langton Way is a sought-after private road and is very convenient for transport links with buses stopping for Blackheath Station, 0.7 miles, Greenwich and North Greenwich, 1.8 miles. Blackheath Common, (0.2 miles), and Greenwich Park, (0.5 miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.7 miles and the daily conveniences of Blackheath Standard are within 200 yards. The property is close by to several sought-after schools including Halstow, Invicta, Blackheath High and Pointers.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



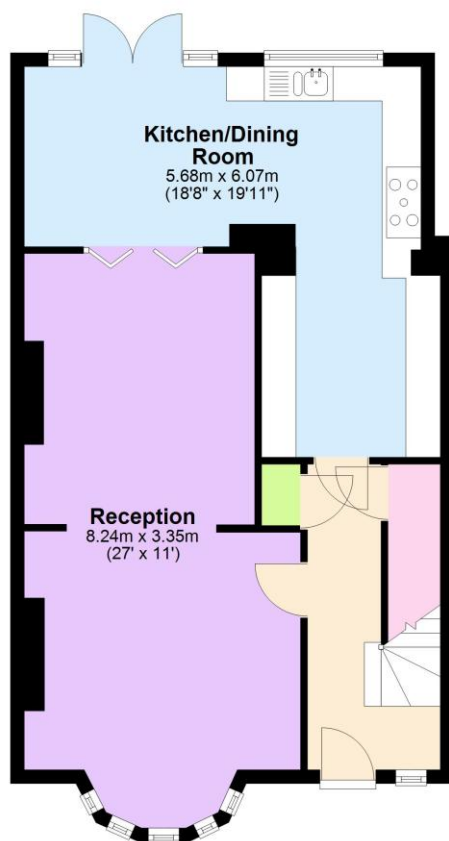
<https://www.winkworth.co.uk/sale/property/BLA260152>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



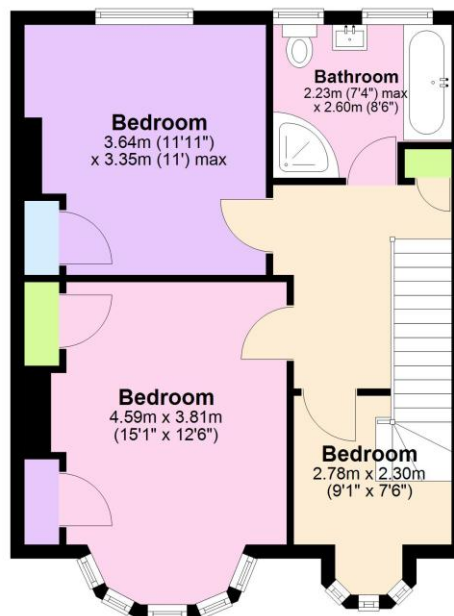
Ground Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 111.3 sq. metres (1198.1 sq. feet)