



Hillreach, Woolwich, London, SE18

£725,000 *Freehold*

3  2  1 

A beautifully presented three-bedroom, three-storey Grade II listed Georgian house, measuring approximately 1,195 sq ft and offered to the market chain free. Presented in fine decorative order throughout, this charming period home offers well-proportioned accommodation arranged over three floors, combining character features with versatile modern living space.

KEY FEATURES

- Three-bedroom Georgian house
- Three-storey period home
- Grade II listed
- Circa 1,195 sq ft
- Offered chain free
- Fine decorative order
- Impressive 21ft kitchen/breakfast room



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

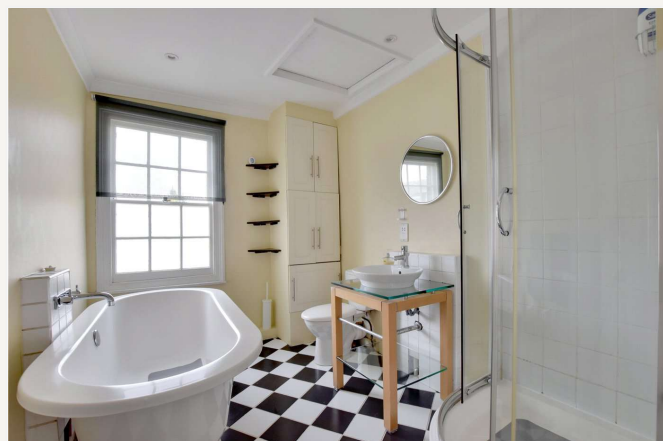
for every step...



The lower floor is home to an impressive 21ft kitchen/breakfast room, featuring a generous range of storage units and worktops, with a door leading directly onto the rear garden. The entrance floor comprises two bright, semi-open-plan reception areas, creating flexible spaces for both relaxing and entertaining, together with a smaller third bedroom to the rear. Upstairs, there are two generous bedrooms and a well-presented family bathroom.

The property occupies a convenient corner position at the junction of Hillreach and Woodhill, quite literally on the Charlton/Woolwich divide. Both Woolwich and Charlton town centres are within easy reach, offering a wide range of shops, cafés and everyday amenities, while the nearby retail park provides larger stores including M&S and Sainsbury's. Transport links are also excellent, with Elizabeth line services from Woolwich and mainline rail services from Woolwich Dockyard both close by, providing convenient connections into central London and beyond.

A charming and characterful Georgian home offering excellent proportions, a versatile three-storey layout and a highly convenient location, with the added benefit of being offered chain free.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: C
EPC rating: C
Is the property listed: Yes

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

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

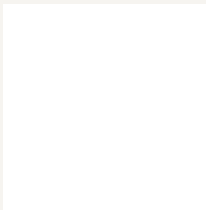
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
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/GRE260242>

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.





49 Hill Reach, London

Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.