



Birdbrook Road, Blackheath, London, SE3

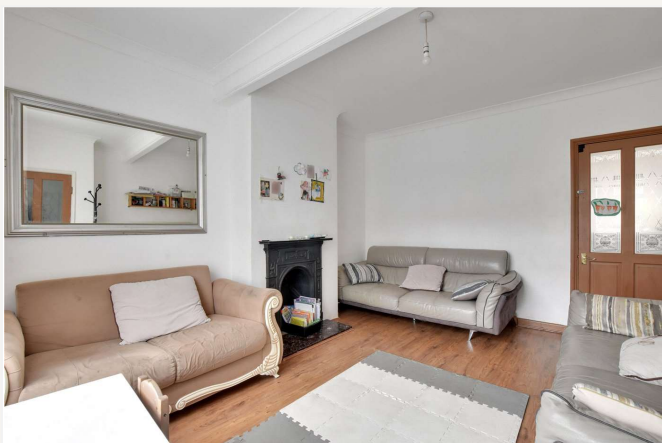
£430,000 *Freehold*

2  1  1 

An attractive two double bedroom terraced house, quietly positioned on Birdbrook Road and offering approximately 834 sq ft of accommodation including the useful outbuilding, together with a private rear garden, off-street parking and no onward chain.

KEY FEATURES

- approximately 834 sq ft including outbuilding
- separate reception and dining rooms
- private rear garden
- useful detached outbuilding
- off-street parking
- no onward chain



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The ground floor provides a practical and well-proportioned layout. To the front is a generous reception room extending to approximately 14' 5", with wooden flooring and plenty of space for comfortable seating. To the rear is a separate fitted kitchen which opens through to a dining room, creating an excellent everyday living and entertaining space. French doors lead directly from the dining room onto the rear garden.

Upstairs are two genuine double bedrooms, including an impressive principal bedroom measuring approximately 17' 5" in length, together with a family bathroom. The accommodation offers good proportions throughout and also provides an excellent opportunity for a purchaser to update and personalise the property over time.

Outside, the private rear garden offers plenty of space for seating, entertaining and children's play. There is also a detached outbuilding providing useful additional storage, while the property further benefits from off-street parking to the front.

Birdbrook Road is a quiet residential setting within easy reach of Kidbrooke station, providing regular services into London Bridge, Charing Cross, Victoria and Cannon Street. The increasingly popular Kidbrooke Village is also close by, while Blackheath Village is approximately 1.1 miles away with its excellent selection of independent shops, restaurants, bars, cafés, farmers' market and mainline station.

The area is particularly well served for green open spaces, with Blackheath Common and Greenwich Park within easy reach, together with Hornfair Park, Charlton Lido, Oxleas Woods and Shrewsbury Park.

Offered to the market with no onward chain, this would make an excellent first purchase, family home or investment in a highly convenient South East London location.



MATERIAL INFORMATION

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

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



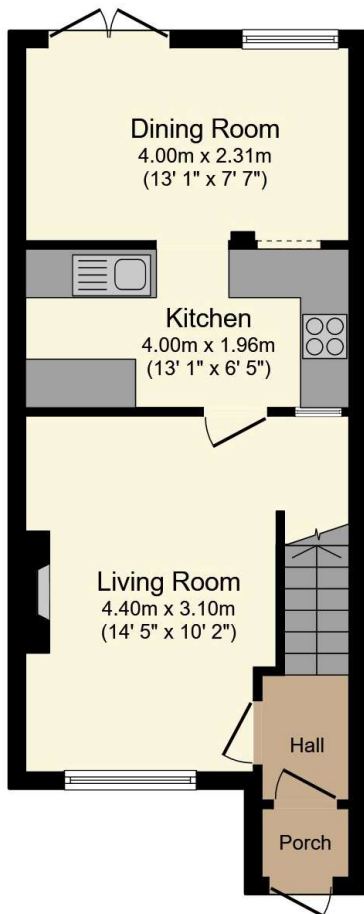
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA240161>

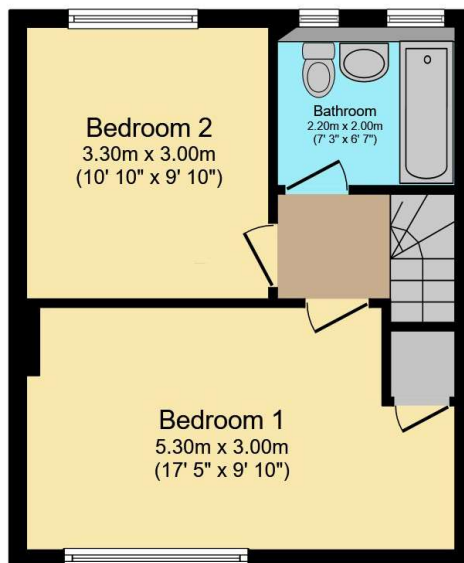
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



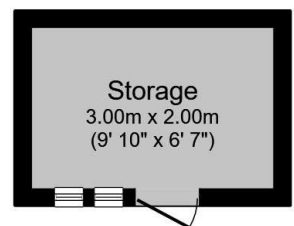


Ground Floor

Total floor area 77.4 m² (834 sq.ft.) approx



First Floor



Outbuilding

Blackheath

0208 8520999 | blackheath@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.