

Crosier Close, Blackheath, London, SE3

3 2 2

£845,000 *Freehold*

An attractive three-bedroom detached family home, offering approximately 1,058 sq.ft of well-proportioned accommodation, with front and rear gardens and a garage, set within a sought-after private gated development.

Offered chain free, the property is well presented throughout and provides scope for further improvement and enlargement, subject to the necessary consents.

KEY FEATURES

- detached family home
- private gated development
- approximately 1,058 sq.ft o
- principal bedroom with en-suite shower room
- front and rear gardens
- garage and potential to extend (stpp)





Blackheath

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The accommodation is arranged over two floors, with a welcoming entrance hall leading to a bright reception room measuring approximately 14' x 12'10. A wide bay window overlooks the front garden, while a feature fireplace provides a lovely focal point.



To the rear is a sociable kitchen/dining room, with ample space for a family dining table and French doors opening directly onto the garden. The kitchen is fitted with a good range of units and worktop space, complemented by a separate utility room with its own external access. A useful cloakroom/WC completes the ground floor.

Upstairs are three good-sized bedrooms. The principal bedroom measures approximately 13'11 x 11'5 and benefits from built-in wardrobes and an en-suite shower room. The two remaining bedrooms overlook the rear garden and are served by a separate family bathroom.

Outside, the house is approached through an attractive front garden with a lawn, established planting and a pathway to the entrance. The private rear garden measures approximately 36'9 x 31'7 and offers a low-maintenance arrangement of seating areas, gravelled sections and mature planting, providing an enjoyable space for relaxing and entertaining. The detached garage measures approximately 18'6 x 8'11 and provides useful parking or storage.



Further benefits include double glazing, gas central heating and a large loft with potential for conversion, subject to the necessary permissions.

Crosier Close is a highly regarded gated private estate of similar family homes, surrounded by attractive communal grounds. Woolwich DLR and the Elizabeth Line are approximately 12 minutes away by bus, providing fast connections to Canary Wharf, Liverpool Street, the West End and Heathrow. Blackheath, Kidbrooke and Eltham stations are also easily reached, while Blackheath Village, with its excellent selection of boutiques, cafés, restaurants and shops, is approximately 1.2 miles away.

The area is exceptionally well served by green open spaces, including Hornfair Park and Charlton Lido, Charlton House, Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Everyday conveniences are available from the nearby parade of shops, while several highly regarded schools are within easy reach, including Cherry Orchard Primary School and Leigh Academy Blackheath.

MATERIAL INFORMATION

Tenure: Freehold
Service Charge: £450 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

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

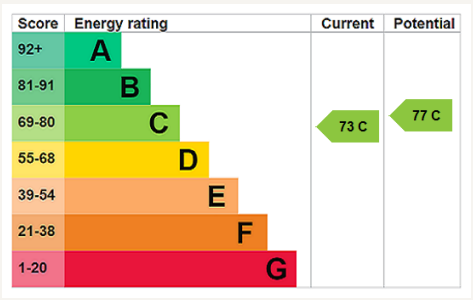
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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
Is object modified: False









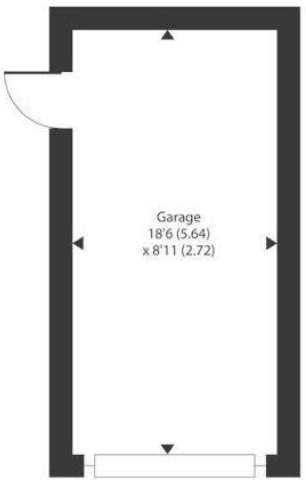
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BLA260514



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.







Approximate Area = 1058 sq ft / 98.2 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1223 sq ft / 113.6 sq m
For identification only - Not to scale

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