

Holburne Road, Blackheath, London, SE3

3 1 1

£475,000 *Freehold*

A three bedroom terrace house spanning 979 sq. ft complete with off street parking and huge rear garden, sold chain free.

KEY FEATURES

- three bedrooms
- off street parking
- potential to extend (STPP)
- chain free
- huge rear garden
- close to station





Blackheath
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The ground floor comprises; a spacious reception room measuring approximately 12'8"x12'8", providing ample space for both living and dining, alongside a kitchen/diner measuring approximately 10'8"x19'5".
Upstairs, the property offers three bedrooms, including an impressive principal bedroom measuring approximately 13'x12', a further double bedroom measuring approximately 13'x9'1", and a third, versatile bedroom measuring approximately 8'6"x7'2". A bathroom completes the first-floor accommodation.

Externally, the property benefits from off-street parking to the front and a large garden offering excellent potential to landscape and create a wonderful outdoor space for entertaining, relaxing or enjoying with family and friends.

Whilst the property would benefit from some updating, it offers an exciting opportunity for purchasers to make improvements to suit their own tastes and potentially add value. Prospective purchasers should be aware that the property is of concrete and steel construction rather than traditional brick construction. This may affect the availability of mortgage finance and buildings insurance, and purchasers are advised to make enquiries with their mortgage provider and insurer at an early stage.

The property is conveniently located just 0.5miles from Kidbrooke Mainline station, (which is due to be rebuilt in 2021) and is just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. The property is located just 900 metres from the new and prestigious Kidbrooke Village and 1 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.





MATERIAL INFORMATION

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

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

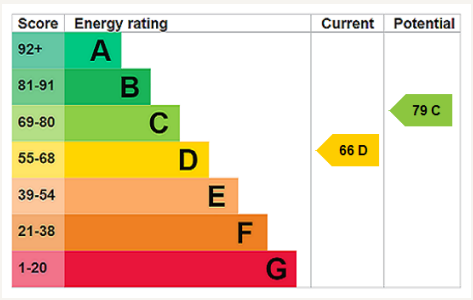
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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









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

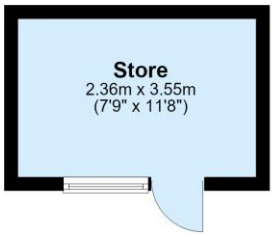
https://www.winkworth.co.uk/sale/property/BLA260568



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. 47.7 sq. metres (513.8 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 91.0 sq. metres (979.0 sq. feet)

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