



LANGTON WAY, BLACKHEATH, LONDON, SE3 7JS
£1,345,000 FREEHOLD

A SUPERB FOUR DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, SEMI-DETACHED MODERN HOUSE WITH OFF STREET PARKING AND A SOUTH FACING GARDEN LOCATED ON THIS HIGHLY SOUGHT AFTER PRIVATE ROAD JUST OFF THE HEATH AND SOLD CHAIN FREE.

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DESCRIPTION:

The property is in very good decorative order with parquet flooring, gas fired central heating and double glazed windows. The accommodation comprises; a large entrance hall with downstairs cloakroom (WC), a 14'8 x 9'7 front reception room, 19'6 x 12'10 rear reception with feature fire and glazed doors to the garden and a very large and modern kitchen with integrated appliances. Upstairs are four double bedrooms including a 14'8 x 9'8 master with ensuite shower room and a family bathroom. To the rear is lovely 33ft x 23ft south facing garden and there is off parking for two cars to the front.

This is a wonderful family home and is sold chain free. You immediate viewing is essential.

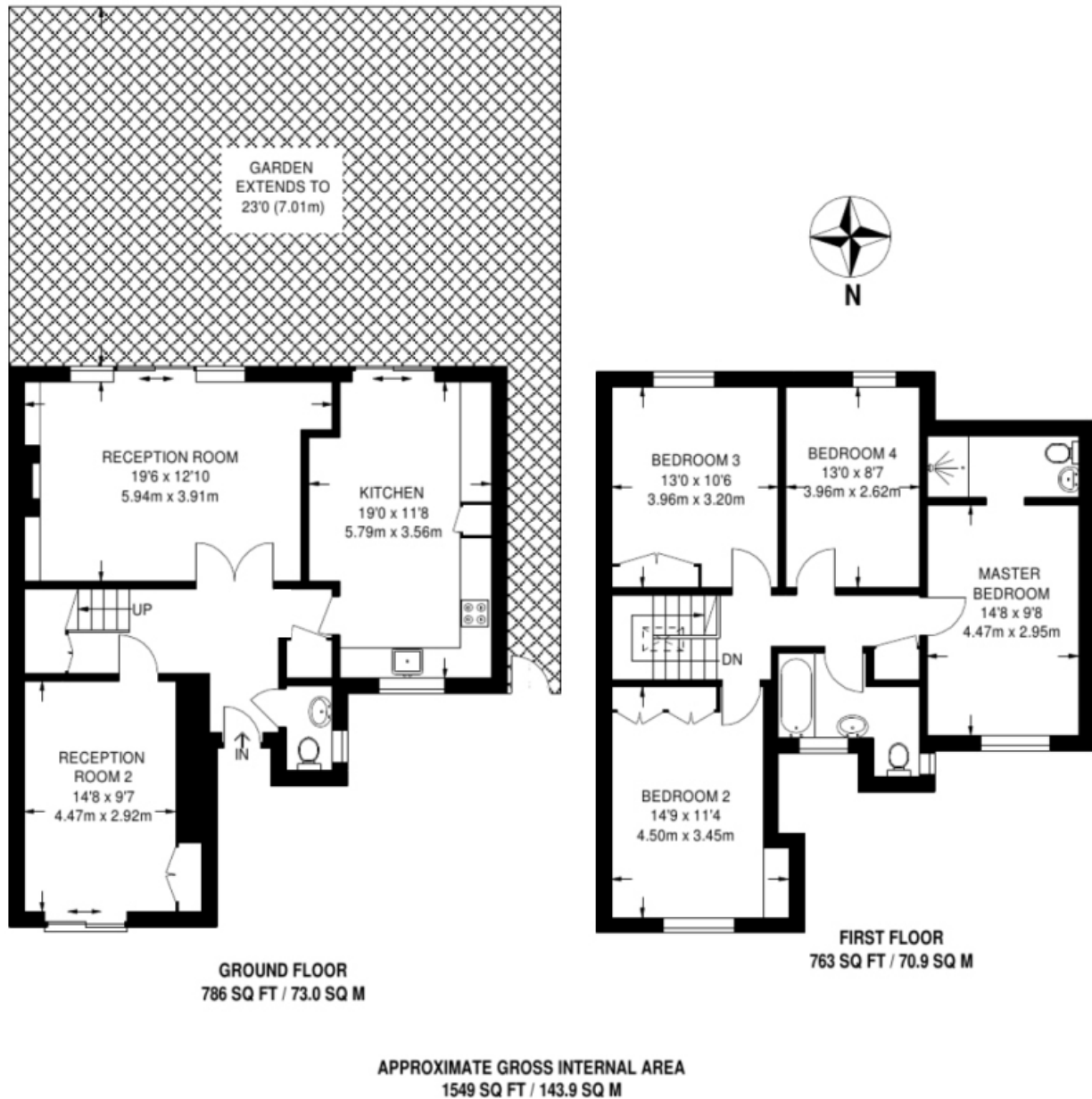
Langton Way is a sought after private road and is very convenient for transport links with buses stopping for Blackheath Station, 0.7 miles, Greenwich and North Greenwich, 1.8 miles. Blackheath Common, (0.2 miles), and Greenwich Park, (0.5 miles), are both just a short walk and Blackheath Village with 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.

AT A GLANCE

- modern house
- private road
- four bedrooms
- two bathrooms
- two reception rooms
- south facing garden
- off street parking
- chain free
- just off the heath
- close to shops







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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