



**CANBERRA ROAD, CHARLTON, LONDON, SE7 8PF**  
**GUIDE PRICE £820,000-£865,000 FREEHOLD**

**BACKING DIRECTLY ONTO THE HISTORIC GROUNDS OF CHARLTON HOUSE, THIS SUBSTANTIAL AND WELL BALANCED FIVE BEDROOM SEMI-DETACHED HOME OFFERS GENEROUS LIVING SPACE AND CHARACTERFUL FEATURES.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**

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## DESCRIPTION:

Enjoying a rare and prestigious position on one of SE7's most sought-after roads, this impressive family home spans over 1,800 sq. ft. and sits on a wide plot with off-street parking, a garage, and a beautifully tended rear garden bordering the gardens of Charlton House.

Internally, the accommodation is arranged over three floors and offers superb versatility. The ground floor comprises an entrance porch and wide entrance hall that sets the tone for the home's original character and scale with stained glass windows and door and a downstairs WC. There is a huge 29'7 through reception room, a large kitchen and a dining room to the rear.

Upstairs, the first floor hosts four bedrooms, two of which are very large doubles, and a family bathroom with separate shower and bath, while the top floor offers an additional large double bedroom, ideal for older children, guests, or use as a home office or creative space.

To the rear, the mature garden is well maintained enjoying a peaceful outlook over the green spaces of Charlton House. The property also benefits from a separate garage, with side access and gated off street parking to the front.

This is a wonderful family home and is sold chain free.

The house is located a stone's throw from Charlton Park and Charlton Village. There are many more parks and green open spaces to enjoy close by, including Hornfair Park (with the Charlton Lido, cafe, gym, 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.

Charlton mainline station is a short walk with access to mainline rail and there are local bus routes to Blackheath Village, Lewisham, Kidbrooke, Woolwich, Welling and Bexleyheath. Consequently, it is in a very commutable location for several mainline train stations. Further bus services are also very nearby which travel to North Greenwich (486 & 161) and Greenwich Town Centre (386). Blackheath Village with its array of boutiques, shops and restaurants is 1.2 miles away.

Local shops are close by, along with the new Marks and Spencer, Sainsbury's and the O2. The new Elizabeth Line is also within close proximity.



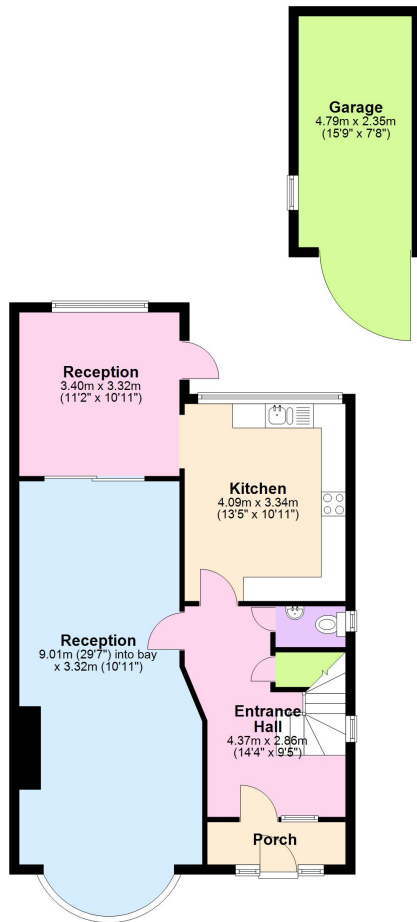






### Ground Floor

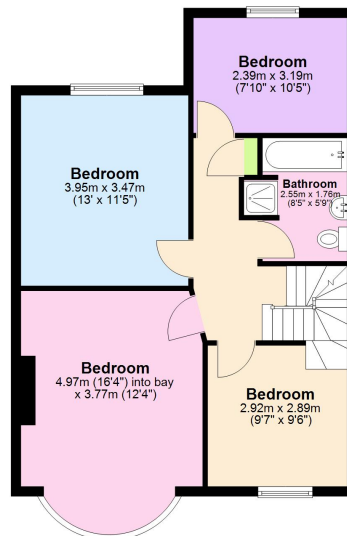
Approx. 82.7 sq. metres (889.9 sq. feet)



**Garage**  
4.79m x 2.35m  
(15'9" x 7'8")

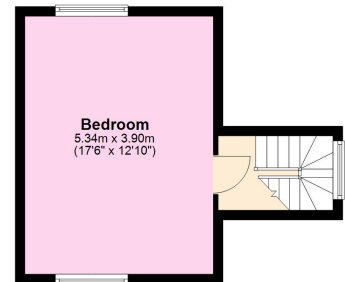
### First Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



### Second Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 167.6 sq. metres (1803.8 sq. feet)

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.

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