



WRICKLEMARSH ROAD, LONDON, SE3 0NF
£995,000 FREEHOLD

WITH A SUPERB 95FT GARDEN AND LOCATED JUST $\frac{3}{4}$ MILE FROM BLACKHEATH VILLAGE, IS THIS VERY WELL PRESENTED AND EXTENDED THREE BEDROOM TWO RECEPTION ROOMS SEMI DETACHED 1930'S HOME WITH A GARAGE AND OFF STREET PARKING.

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DESCRIPTION:

The property has been refurbished by the current vendor and is in excellent decorative order. Features include; high ceilings, double glazed windows, feature fireplaces, cornicing, picture rails, ceiling roses and gas fired central heating.

The accommodation comprises to the ground floor; entrance hall with under stairs storage, two large reception rooms which have been opened to a dual aspect through reception, a good sized modern kitchen with integrated appliances, downstairs WC and access to an extended garage which also houses the washing machine and tumble dryer. Upstairs are three bedrooms (two very large doubles – both with built in wardrobes, and a generous single bedroom), and a very attractive and spacious modern bathroom. To the rear is a fantastic 95ft garden with large terrace, extensive lawn and shed. There is off street parking to the front for three/four cars. In our opinion the house offers excellent potential to extend as many neighbouring properties have done (STPP). This is a wonderful family home and your earliest viewing is essential. Video tour can be seen at Winkworth.co.uk

This section of Wricklemarsh Road is incredibly popular and properties are a very rare find. Blackheath Village with its array of restaurants, bars, boutique shops, farmers market and station is only 0.7 miles. 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 and nearest of all Blackheath Common and Greenwich Park. The O2 area is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.9 miles) - just one of the reasons why it's increasingly popular with professionals and commuters.

AT A GLANCE

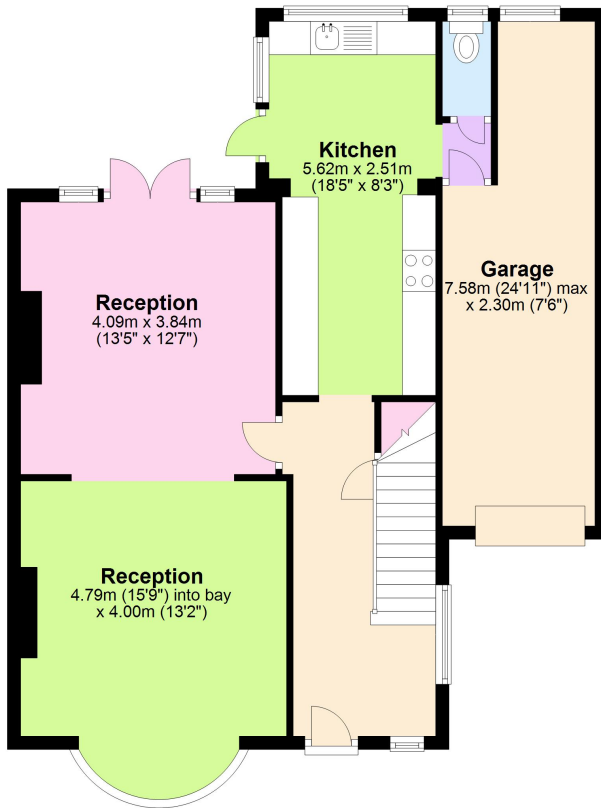
- 1930's house
- semi-detached
- three bedrooms
- two reception rooms
- 95 ft. garden
- garage & off street parking
- popular residential area
- potential to extend STPP
- excellent condition





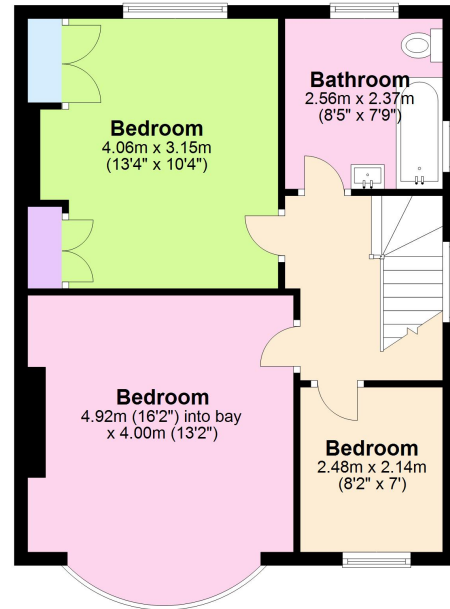
Ground Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Total area: approx. 126.2 sq. metres (1358.1 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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