



MEDEBOURNE CLOSE, BLACKHEATH, LONDON, SE3 9AB
GUIDE PRICE £625,000-£650,000 FREEHOLD

A VERY GOOD SIZED THREE BEDROOM, TWO BATHROOM, END OF TERRACE HOUSE WITH A LOVELY GARDEN SET WITHIN BLACKHEATH'S CATOR ESTATE AND SOLD CHAIN FREE.

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DESCRIPTION:

The accommodation comprises; to the ground floor, a large 14'7 x 12'5 living room, a good size 14'7 x 9'1 kitchen diner and a downstairs shower room. Upstairs are three bedrooms, two of which are generous double with built in wardrobes, the third bedroom is a spacious single bedroom or perfect home office, and finally is the family bathroom. To the rear is a 25ft x 20ft garden with lawn, side access, patio, flower beds and shed. The property is in very good decorative order with gas fired central heating, wood flooring, and double glazed windows with shutters.

This is a great home, your earliest viewing is highly recommended. The property is sold chain free. Video tour can be seen at Winkworth.co.uk

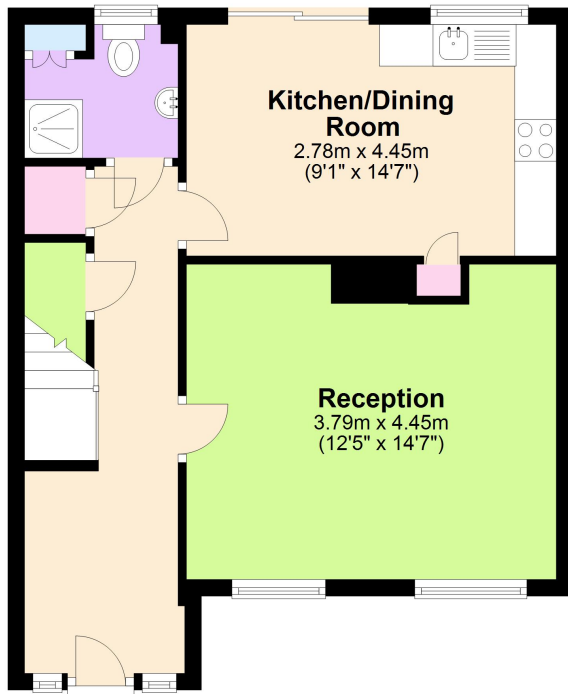
Medebourne Close is a popular cul-de-sac accessed via the prestigious Cator Estate. The popular Brooklands Primary School is opposite and the Ofsted rated "Outstanding" Wingfield Primary Schools is within a few minutes' walk and Thomas Tallis Secondary school (Ofsted Good with an Ofsted Outstanding Sixth Form) is just a 15 minute walk. The house is located just 0.4 miles from Kidbrooke Station and just 0.45 miles to Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. Sutcliff Park and the Heath are both within a short walk and the fabulous Royal Greenwich Park is just 1 mile away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital. Blackheath station gives access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters..





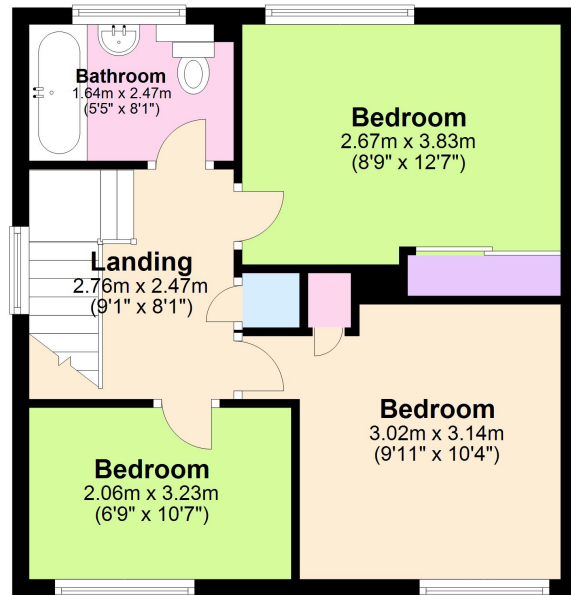
Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	66	80
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		