



Hurren Close, Blackheath, London, SE3

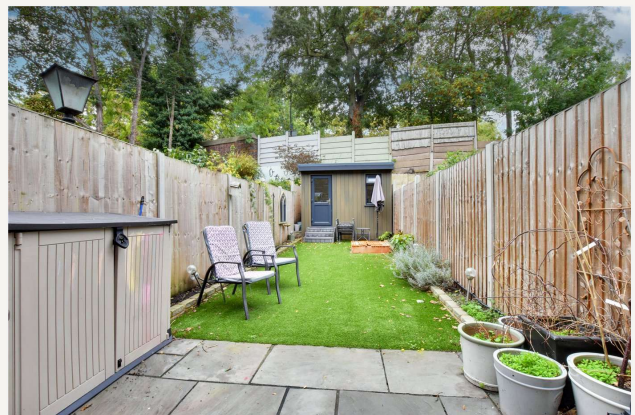
£800,000 *Freehold*

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A superb and surprisingly spacious three double bedroom, two bathroom modern house, offering approximately 1,131 sq.ft of beautifully presented accommodation, a generous south-west facing garden and an outstanding location just moments from Blackheath Village.

KEY FEATURES

- extended and refurbished
- luxury kitchen
- southwest garden
- garden office
- in heart of Blackheath Village
- very close to schools



Blackheath

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The property has been extensively renovated and extended to create a fantastic family home, with the ground floor centred around an impressive open-plan living space. The kitchen is finished to a high standard with an excellent range of fitted cabinetry and integrated appliances, opening seamlessly into the dining and reception areas. Wide bi-folding doors span the rear of the house, flooding the room with natural light and creating a wonderful connection with the garden.

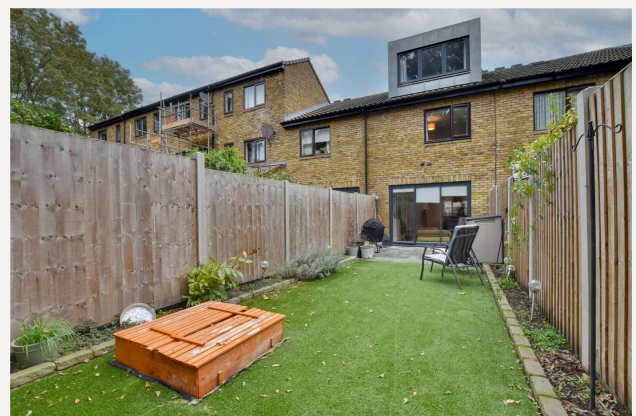
Outside, the rear garden extends to approximately 50ft and provides an excellent entertaining space, with a terrace, artificial lawn, flower beds and a superb garden office which serves as a study/gym. Its south-westerly aspect makes this a particularly enjoyable space throughout the afternoon and evening.

The first floor provides two generous double bedrooms together with a stylish family bathroom, while the entire top floor has been converted to create an impressive principal bedroom suite with excellent proportions, useful eaves storage and a contemporary en-suite shower room.

Further features include wood flooring, plantation shutters, double-glazed windows, gas central heating and residents' parking. The house is presented in excellent decorative order throughout and is offered to the market chain free.

Hurren Close is a popular residential development with a genuine community feel, superbly positioned on the edge of Blackheath Village. The Village, with its excellent selection of independent shops, cafés, restaurants, bars, Sunday farmers' market and mainline station, is within approximately 500 metres, while the open heath and Greenwich Park are also close by.

The property is exceptionally well placed for schools, with the highly regarded John Ball Primary School approximately 250 metres away, together with a wide choice of excellent independent schools including Blackheath Prep, The Pointer School, Heath House and Blackheath High School. Blackheath Station provides regular services into London Bridge, Charing Cross and Victoria, with the DLR also easily accessible from nearby Lewisham.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC rating: C

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

Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



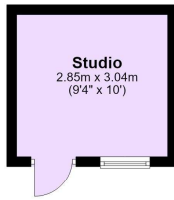
<https://www.winkworth.co.uk/sale/property/BLA240114>

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.



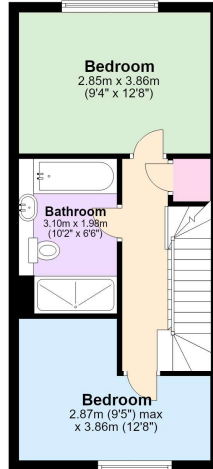
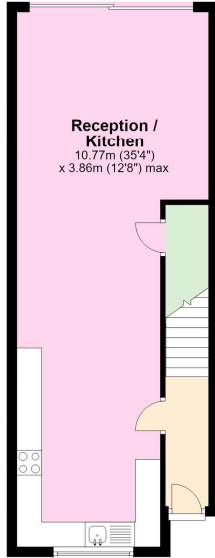
Ground Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Second Floor

Approx. 20.8 sq. metres (224.1 sq. feet)
(excluding Eaves)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)

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