



KIDBROOKE PARK ROAD, BLACKHEATH, LONDON, SE3 0DZ  
**£750,000 FREEHOLD**

**A THREE-BEDROOM SEMI-DETACHED HOUSE REQUIRING  
 REFURBISHMENT, OFFERING EXCELLENT POTENTIAL FOR  
 IMPROVEMENT AND EXTENSION (SUBJECT TO THE  
 NECESSARY CONSENTS) AND SOLD CHAIN FREE.**

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## DESCRIPTION:

The accommodation extends to approximately 1,147 sq. ft. and on the ground floor comprises an entrance hall, a front reception room measuring 12'5 x 11'11, a rear reception room of 14' x 10'1 with doors opening to the garden, a separate kitchen of 10'1 x 7'8 and a ground floor WC.

Upstairs there are three bedrooms, including two large double bedrooms, (12'5 x 11'11 and 12'0 x 12'10) and a third measuring 8'8 x 8'10, together with a family bathroom and separate WC.

Externally the property benefits from a substantial rear garden extending to approximately 125ft, with plenty of scope to landscape or extend if desired. A garage is located to the rear with large shed behind, accessed via a shared driveway to the side, while the front of the house provides off-street parking for two/three cars.

This chain-free property represents an excellent opportunity for buyers seeking a project, with the potential to create a long-term family home to their own specification.

Kidbrooke Park Road is a popular road and the house is located just 615 metres from the newly rebuilt Kidbrooke Mainline station. Just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to North Greenwich for the Jubilee line. The property is 350 metres from the new and prestigious Kidbrooke Village and 0.75 miles to Blackheath Village (one stop on train) with its array of boutique shops, bars, restaurants and farmers market. 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.











**Total area approx 1147.7 sq.ft (106.6 sq.m)**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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