



Meerbrook Road, London, SE3

Guide Price £500,000-£550,000 *Freehold*



A smartly presented and extended three bedroom terraced home spanning approximately 861 sq.ft (80 sq.m), with a bright rear kitchen/dining extension, two bathrooms, and a good size garden, ideally placed for Kidbrooke Station and Kidbrooke Village.

KEY FEATURES

- 861 sq.ft / 80 sq.m
- extended kitchen/diner with skylights
- two bathrooms (brand new shower room)
- good garden
- close to Kidbrooke Station/Village
- modern finishes throughout



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The ground floor is a real highlight, with a welcoming front reception and a superb rear extension creating a generous kitchen/dining space beneath a pitched roof with skylights. The kitchen itself is sleek and contemporary with excellent storage and worktop space, and bi-fold/double doors open straight onto the garden, making it a brilliant set-up for everyday living and entertaining. A beautifully finished ground floor bathroom completes the level, alongside handy understairs storage.

Upstairs, there are three well-proportioned bedrooms (two doubles and a generous single), with useful built-in storage, together with a stylish and brand new luxury modern shower room. The house also benefits from double glazing, gas central heating, attractive wood flooring and crisp, modern finishes throughout.

Outside, the rear garden is a lovely, private space to enjoy through the warmer months, with a good balance of lawn and seating area, and the extension's wide glazing creates a natural flow between inside and out.

This is a wonderful starter home and your immediate viewing is essential.

Meerbrook Road is located just 540 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 500 metres from the new and prestigious Kidbrooke Village and 1.1 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.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: tbc

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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



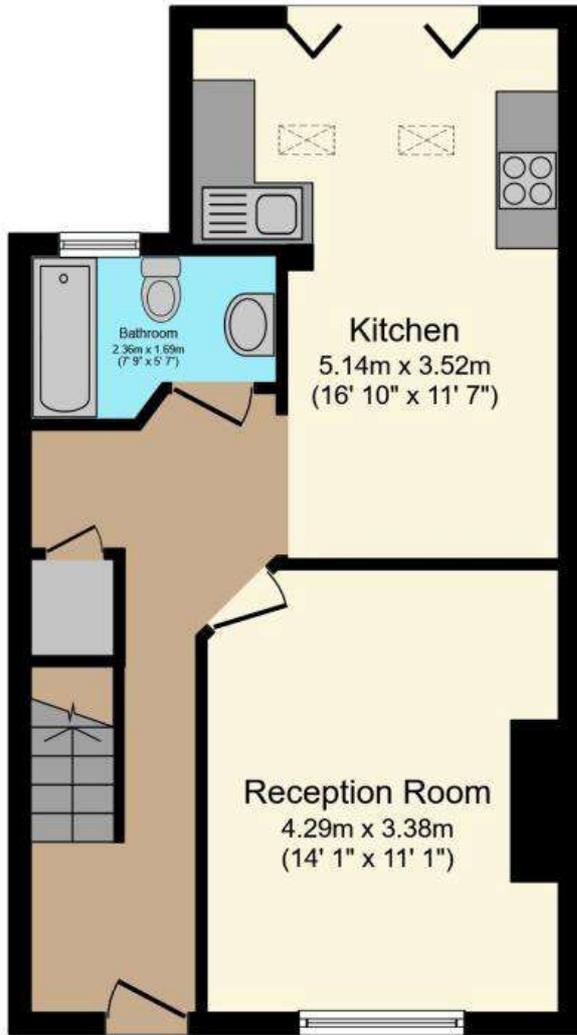
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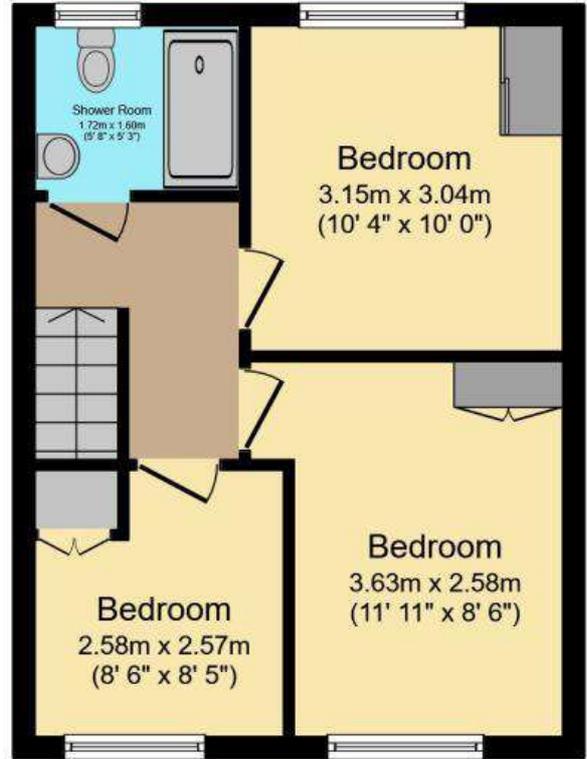
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Ground Floor



First Floor

Total floor area 80.0 sq. m. (861 sq. ft.) approx

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