



HASSENDEAN ROAD, BLACKHEATH, LONDON, SE3 8TS  
**GUIDE PRICE £625,000-£650,000 FREEHOLD**

LOCATED IN THE HUGELY POPULAR RECTORY FIELDS AREA CLOSE TO BLACKHEATH STANDARD AND WESTCOMBE PARK IS THIS CHARMING TWO DOUBLE BEDROOM EXTENDED VICTORIAN HOUSE WITH A WEST FACING GARDEN AND LOFT ROOM.

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## DESCRIPTION:

The property has been very well maintained by the current vendor and is in very good decorative order. Features include; solid oak and stripped wood flooring, high ceilings, period features and fireplaces, cornicing, gas fired central heating and double glazed sash windows.

The accommodation comprises; entrance hall, large through reception room with two fireplaces and a large kitchen diner into the extension with double doors to the garden. Upstairs is a very large master bedroom, second double bedroom with built in wardrobes and a large modern bathroom with separate shower and bath. The property further benefits from a loft room which works as a study area with velux window and ample eaves storage. To the rear is a delightful 18ft west facing garden with York stone and grape vine.

The property is located very close to the independent shops and cafes of Blackheath Standard just 400 metres away, a short walk from Westcombe Park Station (0.47 miles) as well as multiple bus routes to Blackheath Village (1.1 miles) and North Greenwich tube station for the Jubilee Line (1.7 miles)

This is a beautiful home and your immediate viewing is essential. Video tours can be seen at [winkworth.co.uk](http://winkworth.co.uk).

## AT A GLANCE

- period home
- two double bedrooms
- kitchen diner
- through reception room
- large bathroom
- loft room
- west facing garden
- Rectory Fields
- very close to shops



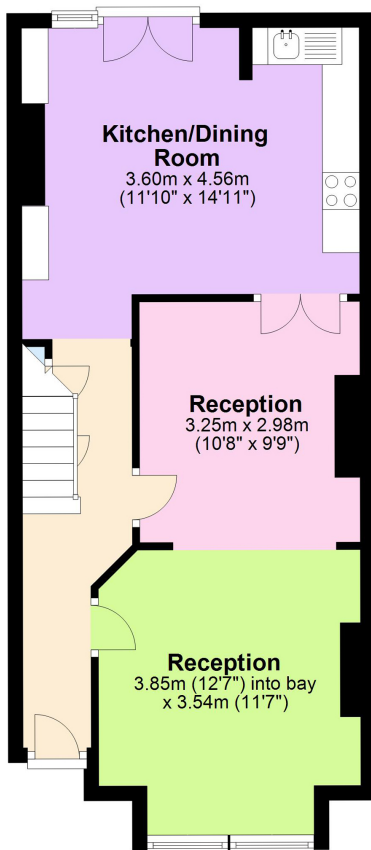






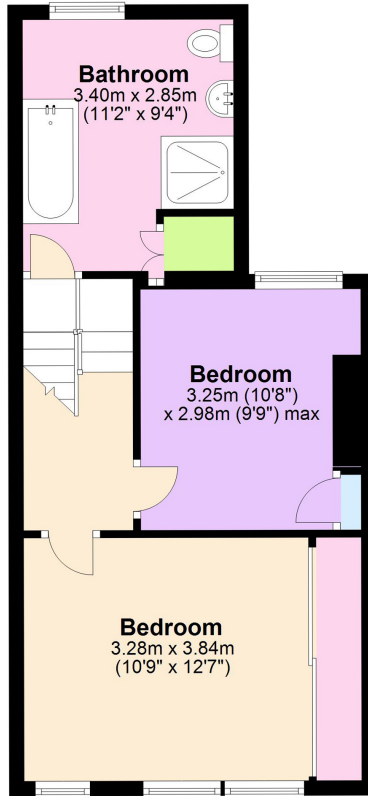
### Ground Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



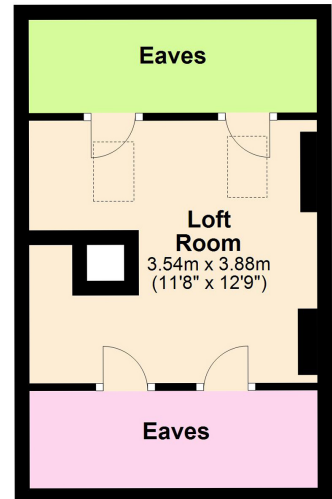
### First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



### Second Floor

Approx. 12.9 sq. metres (138.3 sq. feet)



Total approx area: 945 sq. ft (87.79 m2)  
1,083.3 sq. ft (100.6 m2) inc loft room

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.

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