



## Zangwill Road, Blackheath, London, SE3

£650,000 *Freehold*

3  2  1 

A spacious and well presented, three bedroom semi-detached 1930's house with superb 100 ft garden, off street parking and detached garage, set in this popular residential location.

Spanning 1,230 sq. ft the property briefly comprises; a large and welcoming entrance hallway, off which you access the two reception rooms, the front reception room measures 13'4x12'2 and the rear

### KEY FEATURES

- three bedrooms
- 1930's home
- conservatory
- off street parking
- garage
- huge garden
- semi detached



**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...





reception room leads onto the conservatory and furthermore onto the garden. There is a galley kitchen, separate utility space and downstairs WC as well as a large under the stair storage space. The first floor offers two large double bedrooms and a versatile third bedroom or home office, there is also the main family bathroom.

Additional benefits include off street parking to the front and a well maintained front garden, side access, a detached garage and a huge 100 ft rear garden. There is also the potential to extend further (STPP).

The house is located approx. 20 minutes' walk from Kidbrooke mainline station and the 386 Bus route is very close by. 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, Blackheath Common and Greenwich Park.

The property is in close proximity to a very handy parade of shops including a bakery, cafe, co-op, pharmacy, barbers, hairdressers/nail bar and a dry cleaners. In addition, the house is within walking distance of an Ofsted Outstanding primary school (Cherry Orchard) and many other 'good' primaries are located in the area. The house is also in catchment for the Outstanding Harris Academy (3.3miles) Greenwich and Eltham Hill girls school (3.2miles) as well as some of the grammar schools.



## MATERIAL INFORMATION

**Tenure:** Freehold  
**Council Tax Band:** E  
**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

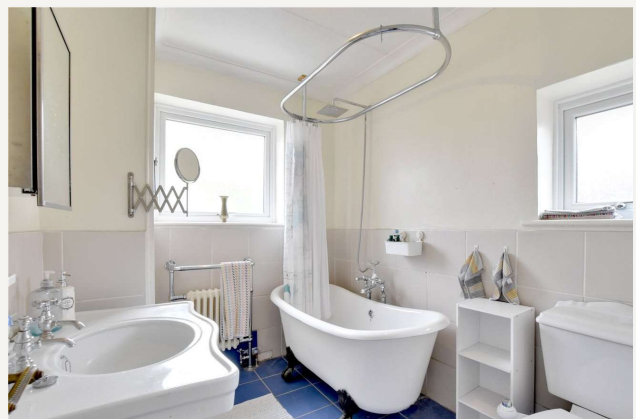
### Flooding:

**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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C

83 B

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

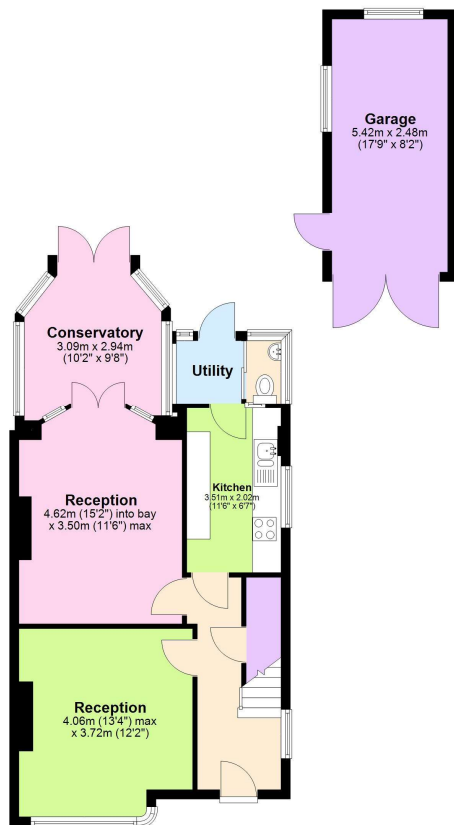


<https://www.winkworth.co.uk/sale/property/BLA250578>

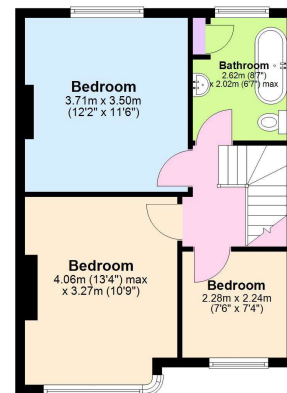
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



**Ground Floor**  
Approx. 71.6 sq. metres (771.2 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 114.3 sq. metres (1230.1 sq. feet)

**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.