



Eglinton Hill, Shooters Hill, London, SE18

OIEO £450,000 *Freehold*

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A spacious three bedroom semi-detached house, offered chain free and providing excellent potential to improve and modernise, with a generous 50ft rear garden, set on Eglinton Hill in the popular Shooters Hill area.

KEY FEATURES

- chain-free three bedroom semi-detached house
- requires modernisation and offers excellent potential
- two separate reception rooms
- generous 50ft rear garden
- elevated position on Eglinton Hill
- excellent bus links to Blackheath, Greenwich and Woolwich



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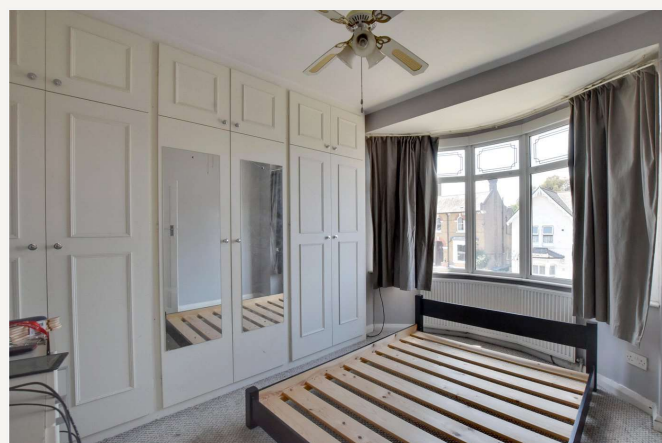
The property would now benefit from some updating, but offers well-proportioned accommodation and a fantastic opportunity for buyers looking to create a home to their own taste and specification. The ground floor is arranged with two separate reception rooms, providing flexible living and dining space, with the front reception enjoying a wide bay window and the rear reception opening directly onto the garden. There is also a separate kitchen to the rear, with access out to the side and garden beyond.

The first floor provides three bedrooms and a family bathroom. The two main bedrooms are both good sizes, with the principal bedroom positioned to the front and enjoying a bay window, while the third bedroom would work well as a child's room, study or home office.

Externally, one of the key features is the rear garden, extending to approximately 50ft, offering excellent scope for landscaping and outdoor entertaining. The property also has a front garden and sits in an elevated position on Eglinton Hill.

Eglinton Hill is located on one of the highest points in London and is well placed for access to Greenwich, Blackheath Village and Woolwich. There are frequent bus links close by, including routes 89, 486 and 244, providing connections to Blackheath Station, Woolwich, Greenwich and the DLR. Woolwich also offers the Elizabeth Line, with fast services into central London, including Tottenham Court Road in around 20 minutes, along with mainline rail, DLR and Thames Clipper services.

The area is surrounded by wonderful green spaces, including Oxleas Woods, one of England's oldest preserved woodlands, Eaglesfield Recreation Ground and Shooters Hill Golf Club & Lawn Tennis Club. The iconic Severndroog Castle is also close by, with far-reaching views across London and popular tea rooms. There are several well-regarded local schools nearby, including Christ Church Primary School, which is Ofsted Outstanding, along with a good choice of secondary schools within Greenwich and grammar schools in the neighbouring Bexley borough.



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 Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: tbc

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:

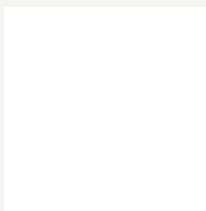
Has the property flooded in the last 5 years: Property has not flooded in the last five years

Last flood date:

Does the property have flood defences: Property does not have flood defences



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



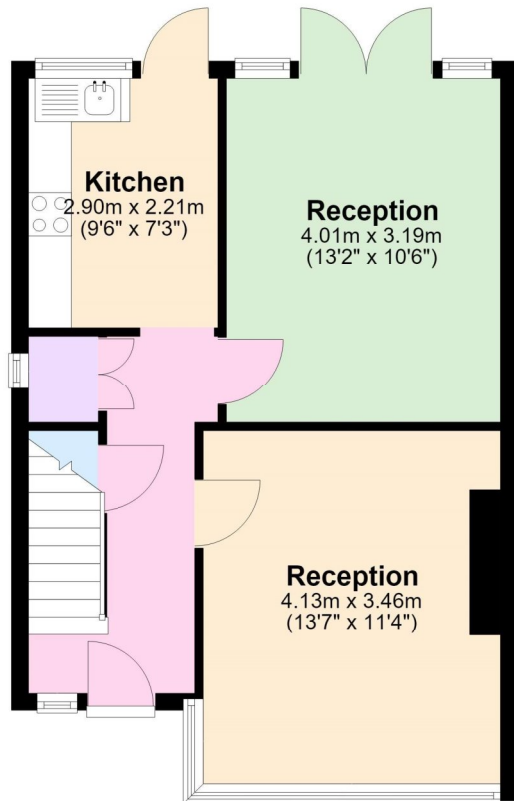
<https://www.winkworth.co.uk/sale/property/BLA260182>

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.



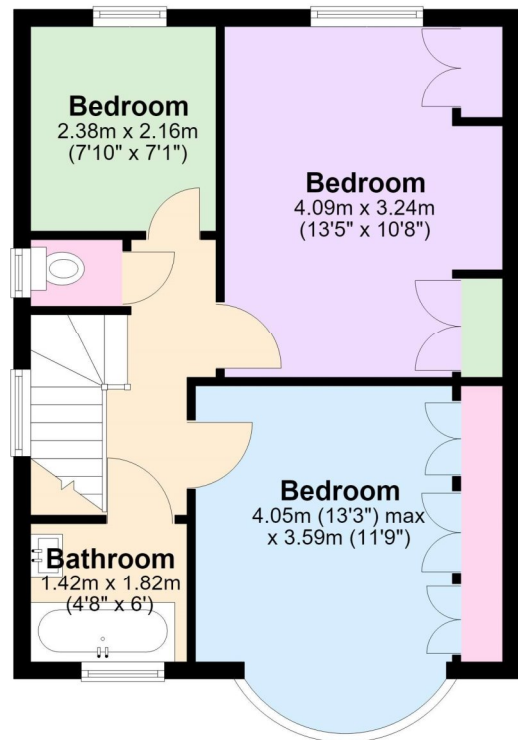
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

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