



QUAGGY WALK, BLACKHEATH, LONDON, SE3 9EJ
GUIDE PRICE £700,000-£750,000 FREEHOLD

A STUNNING AND MUCH IMPROVED THREE BEDROOM MODERN HOUSE WITH A SUPERB SOUTH FACING GARDEN AND A LOVELY GREEN OUTLOOK TO THE REAR. THE HOUSE IS LOCATED ON THE PRESTIGIOUS CATOR ESTATE, CLOSE TO BLACKHEATH VILLAGE AND STATION.

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DESCRIPTION:

The accommodation is arranged over two floors and comprises: Entrance porch with cloakroom (WC) and external storage cupboards, a huge kitchen/dining room/family room offering generous open-plan living with a beautiful modern kitchen with quartz worktops and island. The first floor offers two large double bedrooms, one with built in wardrobes, a single bedroom and an attractive modern bathroom. The property is in excellent decorative order with gas fired central heating and double glazing.

Outside and with patio doors from the kitchen/diner, there is a lovely south facing low maintenance garden and nice green views . There is off street non permit residents parking.

This is an impressive home and viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

Quaggy Walk is located on Manor Way and part of the prestigious Cator Estate. It is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

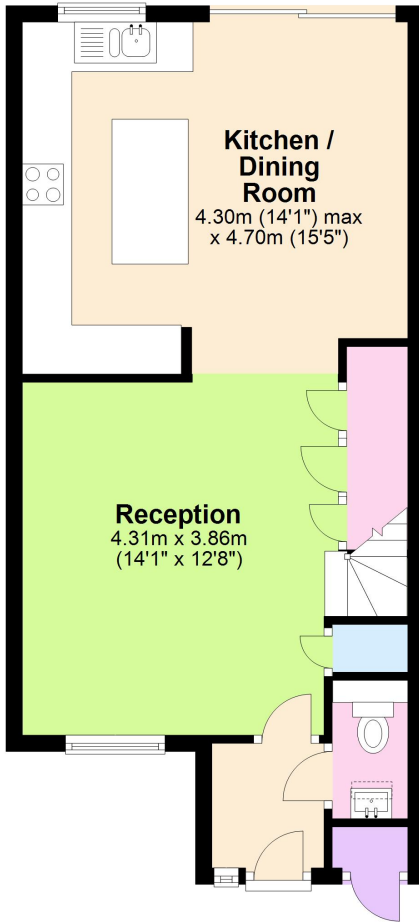
The Ofsted outstanding Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).





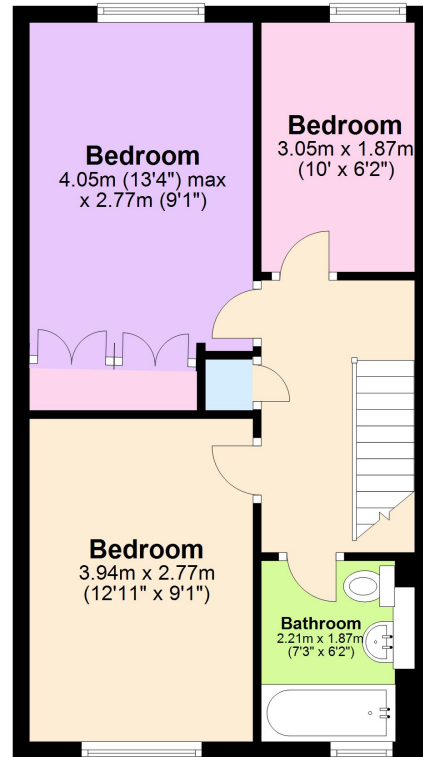
Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



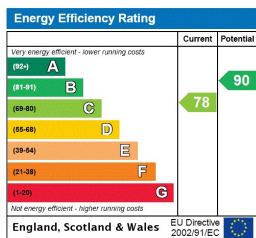
First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.4 sq. feet)

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.



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