



Barlow Drive, Shooters Hill, London, SE18

£550,000 *Freehold*

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An attractive and spacious three double bedroom modern townhouse, offering approximately 1,376 sq.ft of accommodation including the integral garage, arranged over three floors and benefitting from a private rear garden, off-street parking and excellent transport connections. Chain free.

KEY FEATURES

- approx. 1,376 sq ft including garage
- spacious 16'10 reception room
- generous kitchen/dining room
- private rear garden
- integral garage & off-street parking
- chain free



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The ground floor opens into a welcoming entrance hall with access to a useful cloakroom and the integral garage. To the rear is a generous kitchen/dining room measuring approximately 16'10 x 10', fitted with an extensive range of wall and base units and providing plenty of room for a dining table. French doors open directly onto the rear garden, making this a particularly practical space for everyday family living and entertaining.

The first floor provides an excellent degree of flexibility. To the front is a spacious 16'10 reception room, while to the rear is a well-proportioned double bedroom measuring approximately 14'10 in length. A family bathroom completes this level.

Two further generous double bedrooms occupy the second floor, both benefitting from fitted storage and their own en-suite shower rooms, creating an excellent arrangement for families, guests or those requiring additional home-working space.

Outside, the property enjoys a private rear garden with patio and lawned areas, while to the front there is off-street parking together with access to the integral garage. The house is neutrally presented throughout and provides well-balanced and versatile accommodation across its three floors.

Barlow Drive is well placed for a wide range of transport links and local amenities. Woolwich DLR and Elizabeth Line stations are approximately a 12-minute bus journey away, providing fast connections to Canary Wharf, Liverpool Street, the West End and Heathrow. Blackheath, Kidbrooke and Eltham stations are also readily accessible by bus.

There is an excellent choice of green open space nearby, including Hornfair Park and Charlton Lido, Charlton House and Gardens, Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Blackheath Village, with its array of independent shops, cafés, restaurants and boutiques, is approximately 1.2 miles away.

Everyday amenities are particularly convenient, with a useful parade of local shops nearby including a Co-op, bakery, café, pharmacy, hairdressers and dry cleaners. The area is also well served by a number of popular schools, including Cherry Orchard Primary School and Leigh Academy Blackheath.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



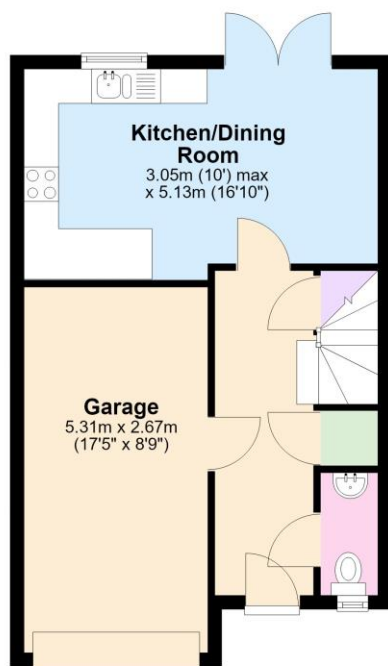
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



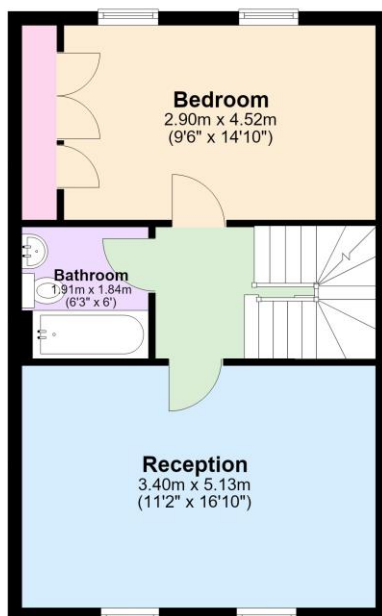
Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



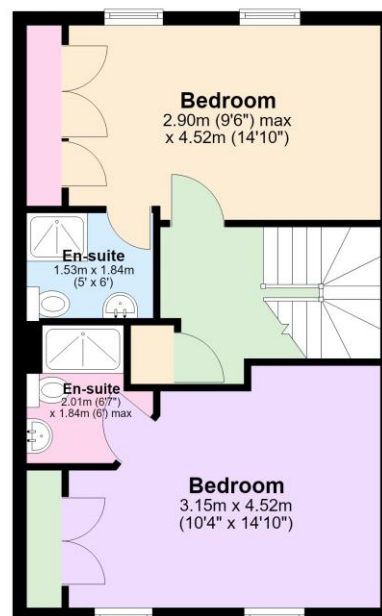
First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Second Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 127.8 sq. metres (1375.7 sq. feet)

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