



**NITHDALE ROAD, PLUMSTEAD, LONDON, SE18 3PA**  
**GUIDE PRICE £575,000-£625,000 FREEHOLD**

**A SUPERB FOUR DOUBLE BEDROOM, TWO BATHROOM, VICTORIAN HOUSE IN GOOD DECORATIVE ORDER WITH A LARGE KITCHEN DINER AND LARGE SOUTH FACING GARDEN IN THIS POPULAR SHOOTERS HILL SLOPES LOCATION.**

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## DESCRIPTION:

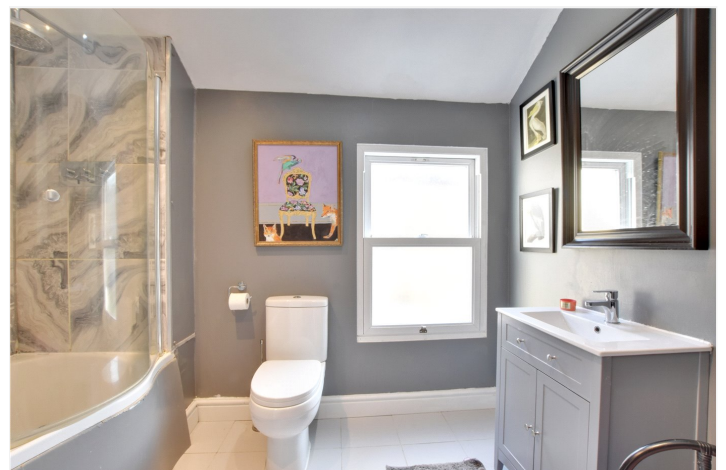
The accommodation briefly comprises; entrance hall, a larger than usual through reception room with bay window, and a large kitchen diner with wooden worktops. Upstairs to the first floor is a large double bedroom to the front with walk in wardrobe, a second large double bedroom, third bedroom and a modern family. Finally, the top floor has been converted and provides a large double bedroom with ensuite shower room, ample eaves storage and great views to the front. The south facing rear garden extends to approx. 75ft with decking, flower beds, lawn and large shed/summerhouse. Features include; high ceilings, period features, wood flooring, gas fired central heating, double glazed windows and plantation shutters.

This is an impressive home and your earliest viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Nithdale Road is nestled within the Shooters Hill Slopes one of the highest points in London, which offers ample bus links into Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés and shopping facilities. You are also surrounded by many green spaces including the historic Oxleas Woods, Eaglesfield Recreation Ground and Shooters Hill Golf club & Lawn Tennis club. The iconic Serverndroog castle is only a short walk away so you can enjoy breathtaking views from one of the highest points in London and enjoy the popular tea rooms. Woolwich Arsenal station is fantastic with DLR, mainline rail, Thameslink to Paddington and the recently opened Elizabeth Line (Crossrail). Bus links to all stations are all very frequent (buses 89/486/244).

## AT A GLANCE

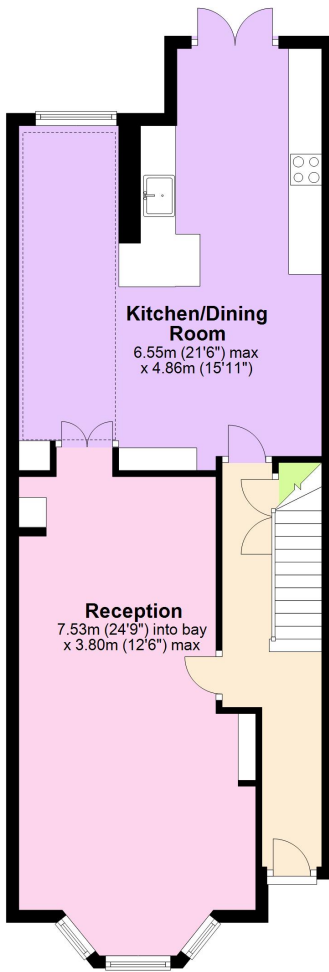
- Victorian house
- four bedrooms
- two bathrooms
- extended
- 75ft south facing garden
- Shooters Hill slopes
- close to schools
- close to DLR and Crossrail





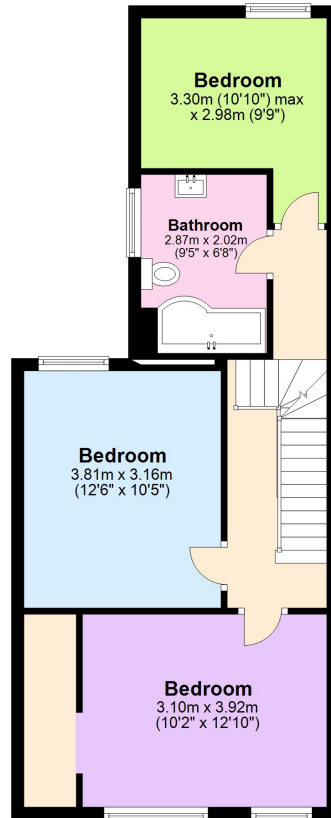
### Ground Floor

Approx. 64.8 sq. metres (697.1 sq. feet)



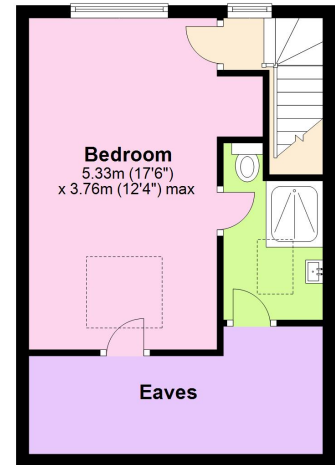
### First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



### Second Floor

Approx. 24.3 sq. metres (262.1 sq. feet)



Total area: approx. 139.7 sq. metres (1503.8 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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