



## Birdbrook Road, Blackheath, London, SE3

Guide price £525,000-£550,000 *Freehold*



A well presented three bedroom semi detached home with side and rear extensions complete with stunning garden and off street parking located close to Kidbrooke station and nearby shops.

### KEY FEATURES

- three bedrooms
- off street parking
- stunning garden
- close to station
- semi detached
- 932 sq. ft
- extended



**Blackheath**

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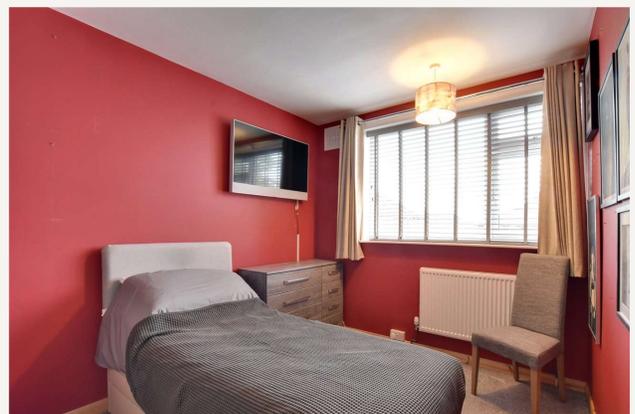


Spanning 932 sq. ft the property briefly comprises; a large (14'9x11'3) front reception room, the rear extensions offers a versatile second reception room or dining space which leads onto the stunning 67ft. newly landscaped garden with artificial lawn. The side extension also offers great options as either a home office or studio space with its own front door and access to the garden. The ground floor is complete with the kitchen and family bathroom.

The first floor offers three bedrooms, all with built in wardrobes, the master measuring 8'10x12' and there is also a handy WC.

The front driveway has also recently been re-laid and gives off street parking for multiple cars. This is a wonderful home and your earliest viewing is essential.

Birdbrook Road is located just 540 metres from the newly rebuilt Kidbrooke Mainline station. Just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to North Greenwich for the Jubilee line. The property is 500 metres from the new and prestigious Kidbrooke Village and 1.1 miles to Blackheath Village (one stop on train) with its array of boutique shops, bars, restaurants and farmers market. 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 and nearest of all Blackheath Common and Greenwich Park.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** C

**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:**

### 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		
		70 C	81 B

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



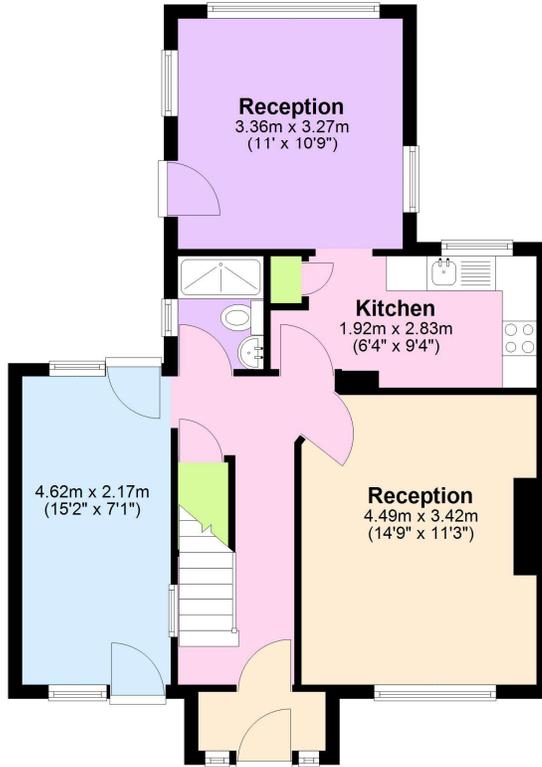
<https://www.winkworth.co.uk/sale/property/BLA250606>

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.



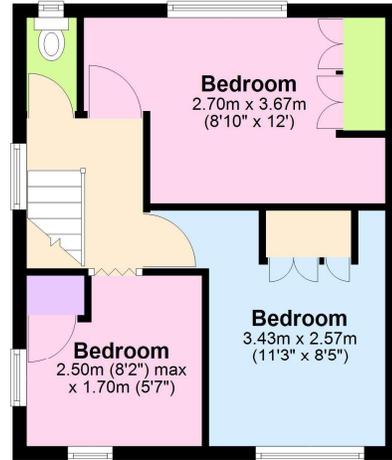
### Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

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