



KIDBROOKE PARK ROAD, BLACKHEATH, LONDON, SE3 9PP
GUIDE PRICE OF £800,000 - £850,000 FREEHOLD

A VERY WELL PRESENTED AND SPACIOUS, THREE/FOUR BEDROOM, TWO BATHROOM, EXTENDED SEMI-DETACHED HOME WITH OFF STREET PARKING AND A 65FT GARDEN IN THIS POPULAR CUL-DE-SAC VERY CLOSE TO THE STATION.

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DESCRIPTION:

The accommodation briefly comprises; entrance porch and hall, a large through reception and a large attractive kitchen and breakfast room which has been built with an extension. The garage has also been converted to provide a study, but could also serve as a fourth bedroom, and finally there is a utility room and downstairs WC. Upstairs to the first floor are three bedrooms, including a large master with ensuite shower room, a second large double and a generous single and a family bathroom. To the rear is 65ft garden with patio, lawn and shed. There is off street parking to the front for 2/3 cars. The property is in excellent decorative order with wood flooring, double glazed windows and gas fired central heating.

This is a wonderful family home and your immediate viewing is essential. Video tour can be seen at winkworth.co.uk.

Kidbrooke Park Road is a popular road and the house is located just 580 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 350 metres from the new and prestigious Kidbrooke Village and 0.86 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.





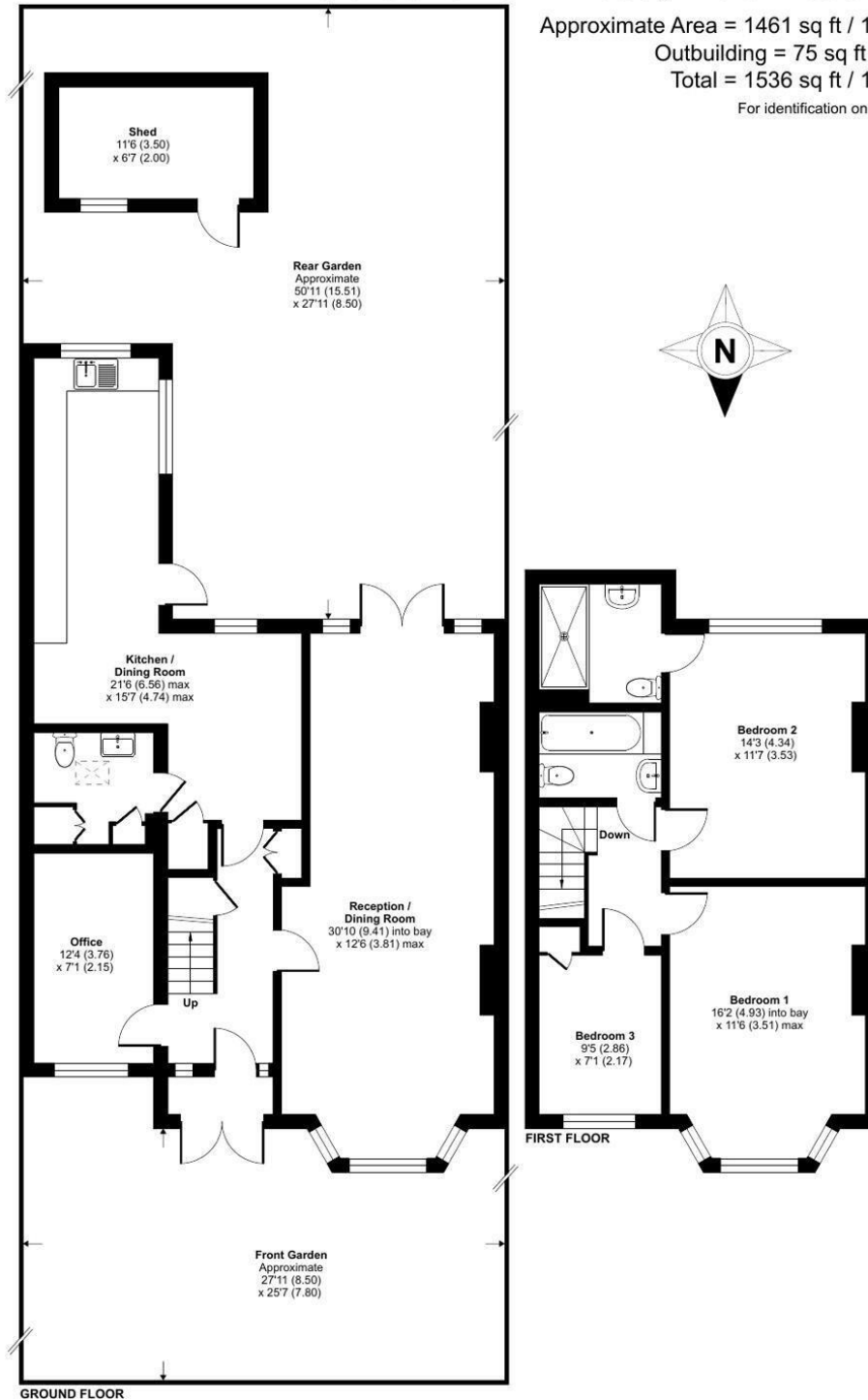
Kidbrooke Park Road, Blackheath, SE3

Approximate Area = 1461 sq ft / 135.7 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1536 sq ft / 142.6 sq m

For identification only - Not to scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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