



**MEERBROOK ROAD, BLACKHEATH, LONDON, SE3 9QQ**  
**GUIDE PRICE £425,000-£450,000 FREEHOLD**

**A STUNNING AND MUCH IMPROVED TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH A SUPERB 75FT SOUTH FACING GARDEN AND OFF STREET PARKING OFFERED TO THE MARKET CHAIN FREE.**

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## DESCRIPTION:

The accommodation comprises an entrance porch and hallway with a handy work space under the stairs. There is a bright and welcoming reception room with generous proportions and tasteful décor. To the rear, a beautifully finished contemporary kitchen provides excellent worktop space, integrated appliances, and direct access to a gorgeous 75ft landscaped south-facing garden with patio and lawn areas, ideal for summer entertaining or family relaxation.

Upstairs, there are two double bedrooms, both light-filled and neutrally decorated, and a sleek, fully tiled bathroom with shower over bath. The layout is thoughtfully designed to maximise the living space, with further scope for extension (STPP) if desired.

This is a wonderful starter home and your immediate viewing is essential. There is no chain.

Meerbrook 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.

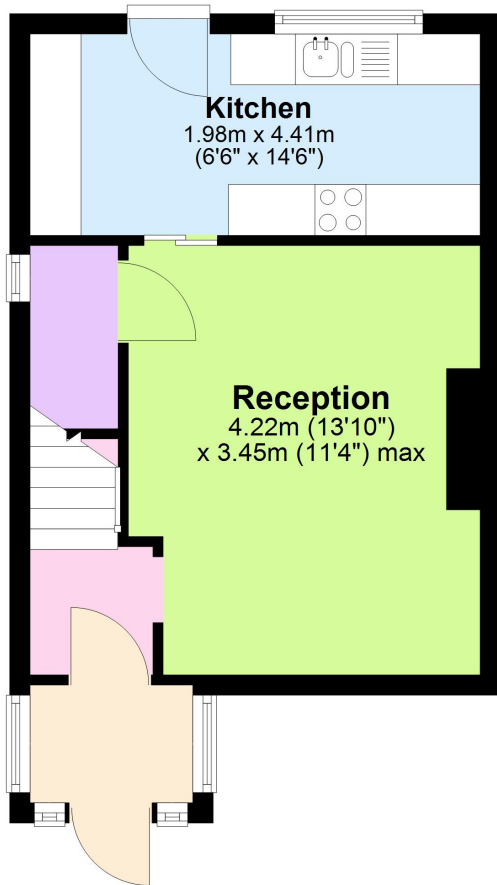






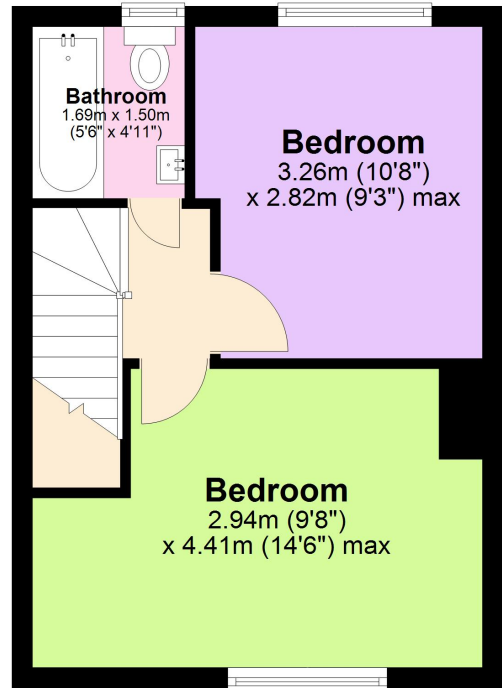
## Ground Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



## First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 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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