



**SHOOTERS HILL, SHOOTERS HILL, LONDON, SE18 3HP**  
**GUIDE PRICE £600,000-£650,000 FREEHOLD**

**AN IMPRESSIVE AND BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED HOUSE WITH A SUPERB 95FT LANDSCAPED GARDEN, A STUDY/GYM, OFF STREET PARKING VIA REAR ACCESS FOR THREE CARS AND IS LOCATED OPPOSITE THE POPULAR OXLEAS WOODS.**

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## DESCRIPTION:

The property is in excellent decorative order with herringbone style wood flooring, double glazed windows, plantation shutters, gas fired central heating and underfloor heating to the ground floor.

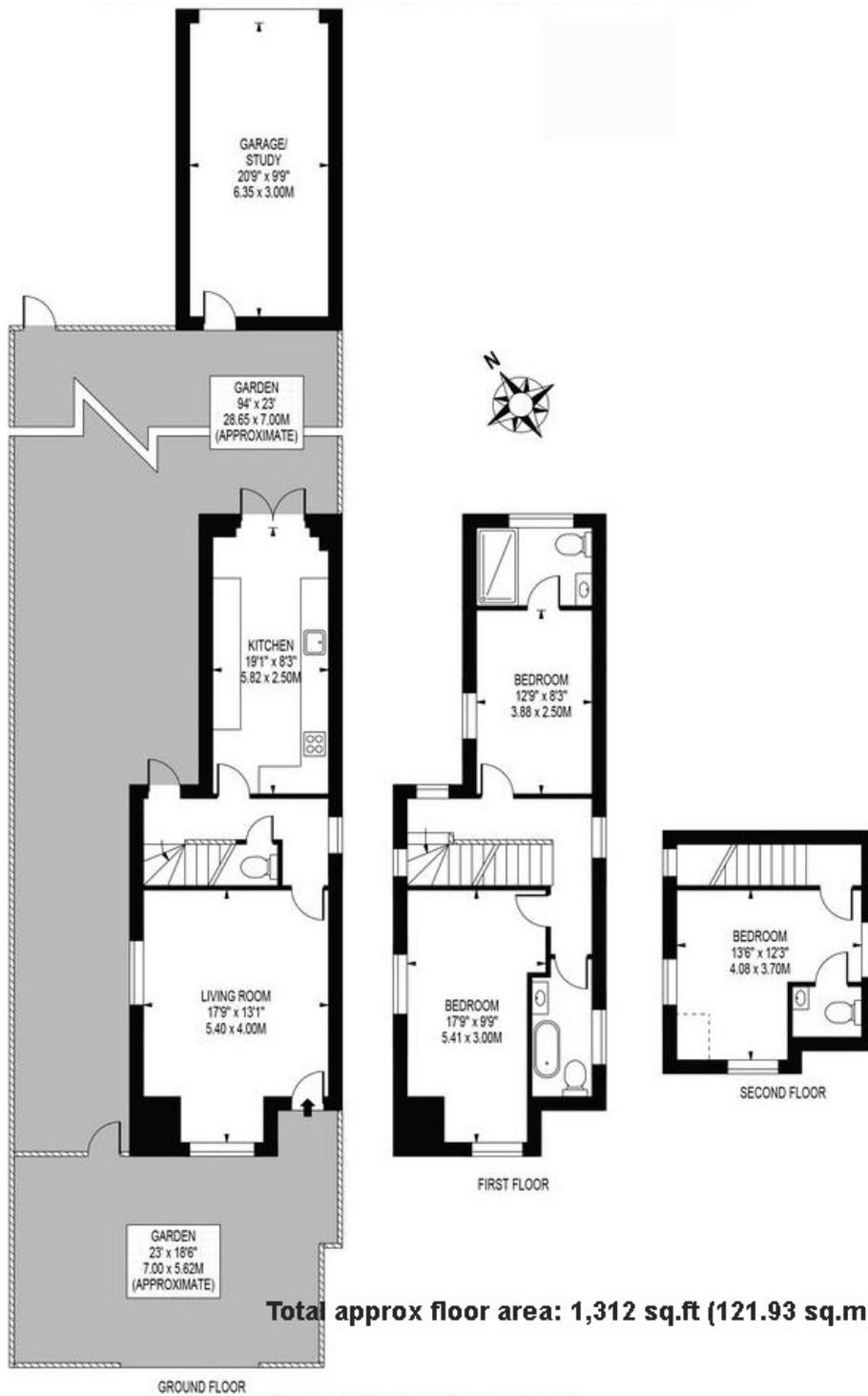
Arranged over three floors, the accommodation comprises: a good size reception room, downstairs WC and a stunning modern kitchen with stone worktops, integrated appliances, breakfast bar and French doors to the garden. The first floor provides two double bedrooms, one with modern ensuite shower room, and a lovely modern bathroom with roll top bath. There is a third double bedroom on the top floor (with incredible views) and a fourth WC. To the rear is a fantastic 95ft garden with two large terraces, extensive lawn and side and rear access. At the end of the garden, a 20'9 x 9'9 garage has been converted to an excellent study space and a gym. There is rear access via a private road with off street parking for three cars.

This is a wonderful home and must be seen. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

The property is located on 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 Serverdroog 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. Falconwood rail station, with trains to Cannon St, Charing Cross and Victoria, is reached by a pleasant walk through Oxleas Woods. The newly opened Elizabeth Line (Crossrail) is a 15 minute bus ride away in Woolwich - then Tottenham Court Rd is about 20 mins - with 12 trains an hour at peak times. Woolwich has DLR, rail and Thames Clipper services. Blackheath station is also within easy reach with a frequent bus service stopping just around the corner (3 mins walk from the door). From previous experience we know it's possible to check-in at London City Airport within 35 mins of leaving the house using only the bus and DLR. Bus links to all stations are all very frequent (buses 89/486/244). There are several very good local primary schools including Christ Church (which is Ofsted outstanding) within walking distance, very good secondary schools in Greenwich borough and grammar schools in Bexley borough.







**Total approx floor area: 1,312 sq.ft (121.93 sq.m)**

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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