



KENILWORTH GARDENS, SHOOTERS HILL, LONDON, SE18 3JB
£495,000 FREEHOLD

WITH A SOUTH FACING GARDEN AND DIRECT ACCESS TO A GARAGE EN BLOC, IS THIS SPACIOUS THREE/FOUR BEDROOM, TWO BATHROOM, MODERN HOUSE. THE PROPERTY SPANS THREE STOREY, IS IN NEED OF MODERNISATION AND SET WITHIN THIS POPULAR CUL-DE-SAC AT THE TOP OF SHOOTERS HILL.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

The accommodation comprises to the ground floor; entrance porch, dining room, kitchen, separate utility room and a downstairs cloakroom (WC). The first floor provides a good size living room (can also work as a fourth bedroom), double bedroom with built in wardrobes to the rear and a family bathroom. Upstairs, again the top floor has a large master bedroom with built in wardrobes, dressing table and ensuite shower room and a third double bedroom again with built in wardrobes. The property further benefits from a garage en bloc, a low maintenance south facing garden and is sold chain free.

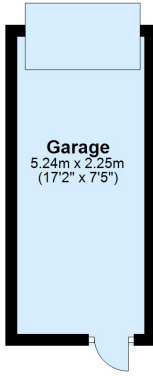
This is a versatile home with excellent potential and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

Kenilworth Gardens is a delightful cul-de-sac nestled on the highest point 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. 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). It is 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.

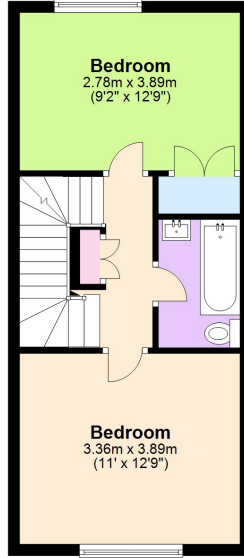




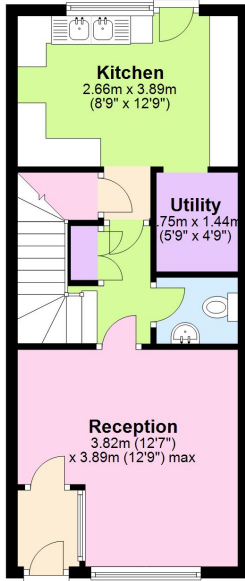
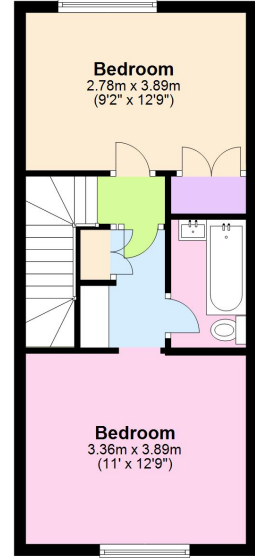
Ground Floor
Approx. 49.5 sq. metres (532.5 sq. feet)



First Floor
Approx. 0.7 sq. metres (8.1 sq. feet)

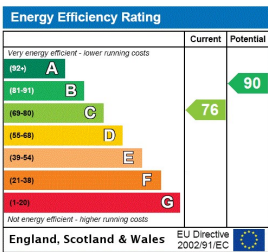


Second Floor
Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.0 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.



Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.