



Heathwood Gardens, Charlton, London, SE7

GUIDE PRICE £800,000-£825,000 *Freehold*

A wonderful four-bedroom family home located on one of Charlton's most desirable roads. Spanning approximately 1,657 sq ft, this impressive property offers generous living space and a large west-facing garden, perfect for family life and entertaining.



KEY FEATURES

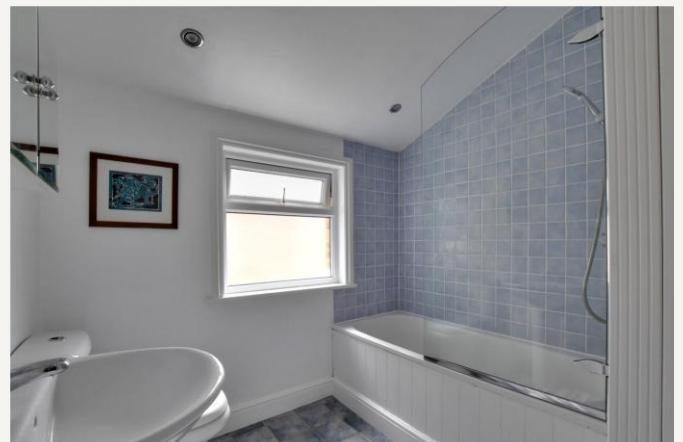
- lovely family home
- four bedrooms
- 26ft through reception
- large kitchen breakfast room
- west facing rear garden
- loft conversion





The ground floor features a beautiful 26ft through reception room with a bay window, feature fireplace, and hardwood flooring, leading to a spacious 23ft kitchen and breakfast room with direct access to the garden. Upstairs, there are three well-proportioned double bedrooms and a modern family bathroom, while the converted loft—currently used as an art studio—offers flexibility as a potential master suite or additional living space.

The property is well presented throughout, with scope to update the kitchen and bathroom to suit personal taste. A superb opportunity to acquire a substantial family home on a highly sought-after street in Charlton.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: tbc



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



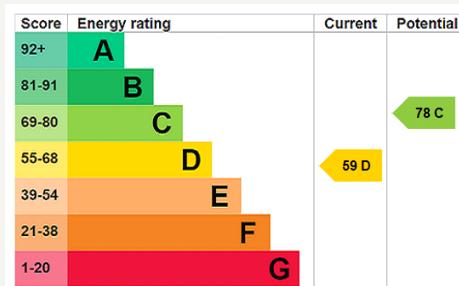
Flooding:

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



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



<https://www.winkworth.co.uk/sale/property/GRE250262>

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.



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Approximate Area = 1657 sq ft / 153.9 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Store = 7 sq ft / 0.6 sq m

Total = 1718 sq ft / 159.5 sq m

For identification only - Not to scale

