



Heathwood Gardens, Charlton, London, SE7

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

4  1  1 

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

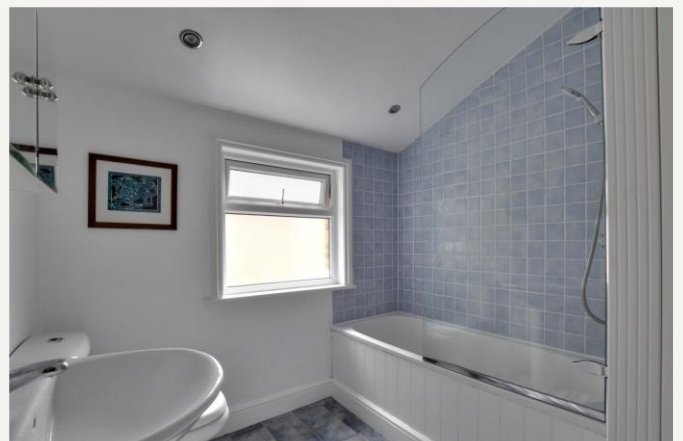
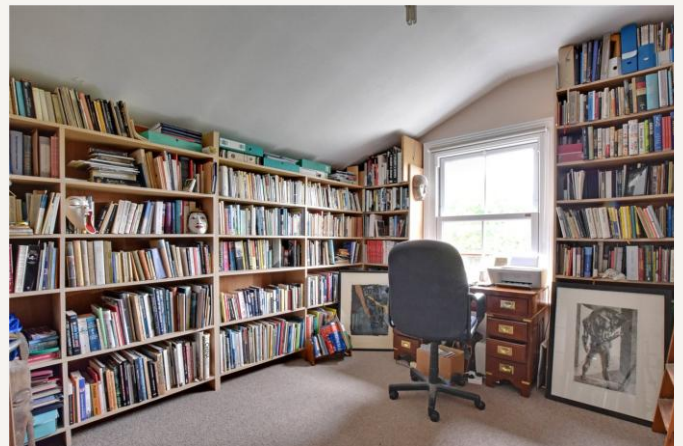
- lovely family home
- four bedrooms
- 26ft through reception
- large kitchen breakfast room
- west facing rear garden
- loft conversion





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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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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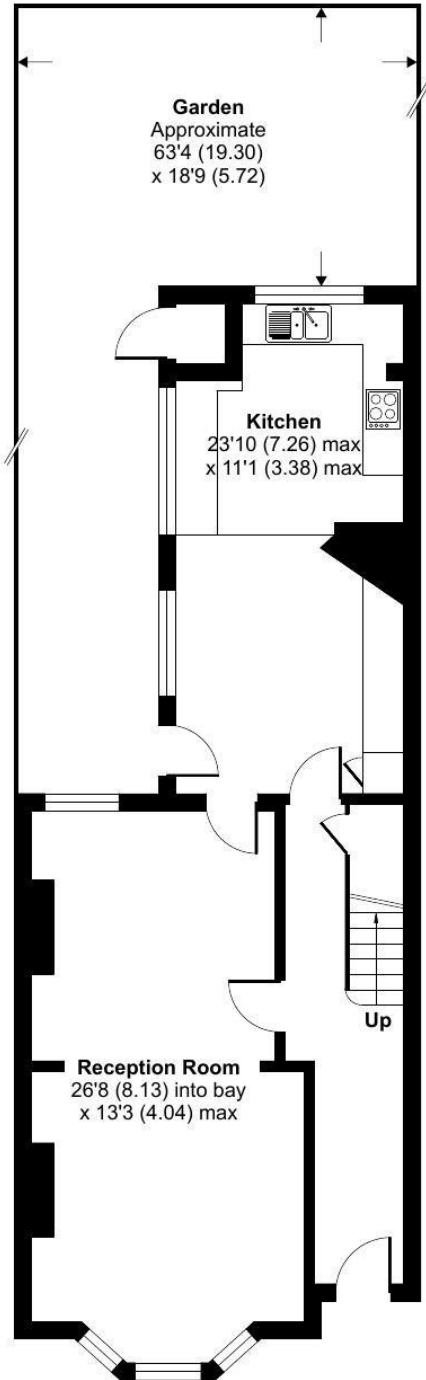
Approximate Area = 1657 sq ft / 153.9 sq m

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

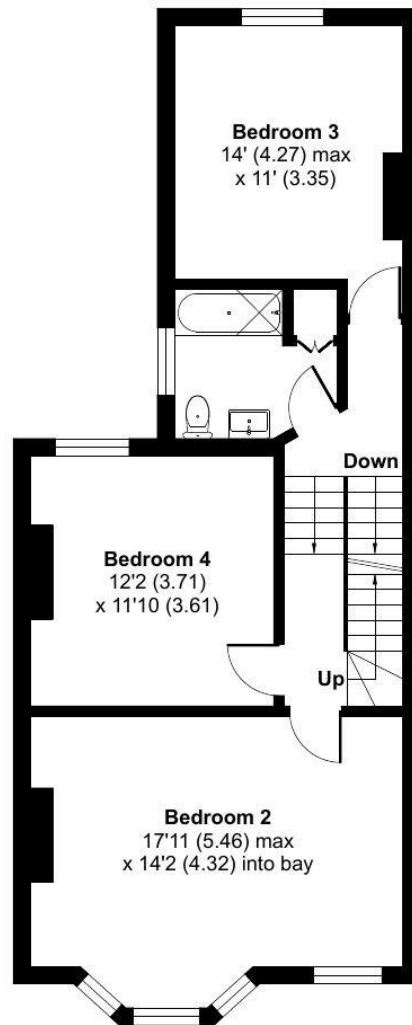
Store = 7 sq ft / 0.6 sq m

Total = 1718 sq ft / 159.5 sq m

For identification only - Not to scale

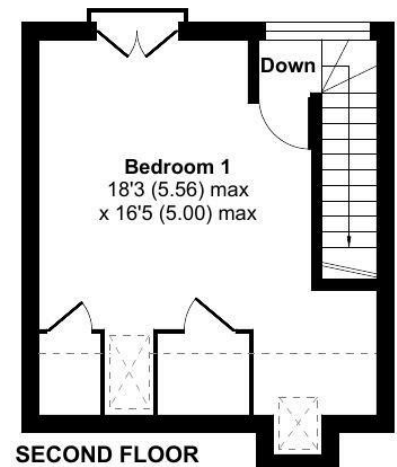


GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



SECOND FLOOR