



**LANGTON WAY, BLACKHEATH, LONDON, SE3 7JS
OFFERS IN EXCESS OF £850,000 FREEHOLD**

A SUPERB AND UNIQUE, TWO DOUBLE BEDROOM, TWO BATHROOM, THREE STOREY DETACHED MODERN HOUSE SPANNING JUST UNDER 1,500 SQ.FT WITH A GARAGE AND SOUTH FACING COURTYARD GARDEN LOCATED ON THIS HIGHLY SOUGHT AFTER PRIVATE ROAD JUST OFF THE HEATH AND SOLD CHAIN FREE.

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





The property is in excellent decorative order with features including; very high ceilings, double glazed windows, gas fired central and hot air heating, air conditioning and water softener.

The accommodation comprises; entrance hall with built in cupboards and downstairs WC, a good size modern kitchen and living room with very high ceilings and feature fireplace. There is a double height glazed rear porch/sun room with access to a pretty south facing courtyard garden which also has side access. The staircase to the first floor provides great built in storage with feature vaulted ceiling with exposed wood. The generous master bedroom has built in wardrobes and ensuite bathroom, there is a second double bedroom and modern shower room with skylight. Finally downstairs, the lower ground floor provides a large utility/laundry room and an integral garage with up and over door and a parking space to the front drive.

This is a wonderful and contemporary home, filled with light, and offered to the market for the first time since its construction 20 years ago. There is no chain and your immediate viewing is essential. Video tour can be seen at winkworth.co.uk

Langton Way is a sought after private road and is very convenient for transport links with buses stopping for Blackheath Station, 0.7 miles, Greenwich and North Greenwich, 1.8 miles. Blackheath Common, (0.2 miles), and Greenwich Park, (0.5 miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.7 miles and the daily conveniences of Blackheath Standard are within 200 yards. The property is close by to several sought after schools including Halstow, Invicta, Blackheath High and Pointers.

AT A GLANCE

- unique modern home
- detached
- three storey
- two double bedrooms
- two bathrooms
- very high ceilings
- south facing garden
- utility room
- garage
- chain free
- sought after location







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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