



**BROAD WALK, BLACKHEATH, LONDON, SE3 8NE**  
**OIEO £700,000 FREEHOLD**

EXCEPTIONALLY SPACIOUS WITH A FULL WIDTH DOUBLE STOREY EXTENSION, THIS THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME IS A RARE FIND. THE PROPERTY COMES WITH OFF-STREET PARKING, A GARAGE, A SUPERB 90FT GARDEN, AND ENJOYS A BEAUTIFUL VIEW OVERLOOKING THE NEARBY PLAYING FIELDS, ALL SET IN A SOUGHT-AFTER LOCATION CLOSE TO KIDBROOKE MAINLINE STATION.

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## DESCRIPTION:

The accommodation begins with an entrance hall that includes a storage area under the stairs. There is a large 14'7 x 11'10 reception with bay window, a large 18'9 kitchen, and an expansive 22'2 x 11'0 double reception room to the rear. The first floor includes three bedrooms which include a huge 22'0 x 11'0 master bedroom with extensive built in wardrobes with an additional room from the double storey extension that can be utilized as a fourth bedroom or home office. Finally, there is a modern family bathroom and an additional separate WC. The impressive 90ft rear garden is mainly laid to lawn with patio, flower beds, mature shrubs and trees and shed. Off-street parking for two/three cars is provided to the front drive and the garage provides side access to the garden. This wonderful home has been meticulously maintained yet still offers scope to enhance. Features include double glazed windows, coving and gas fired central heating.

Nestled in a prime position on the road with wonderful views over playing fields, this home is sure to attract interest quickly. A video tour is available at [Winkworth.co.uk](http://Winkworth.co.uk).

Broad Walk is a highly desirable residential road, and this house is conveniently located just 0.70 miles from the newly rebuilt Kidbrooke Mainline station, providing a 17-minute journey to London Bridge with other routes available to Charing Cross, Victoria, and Cannon Street. At 0.65 miles, the new and prestigious Kidbrooke Village is easily accessible, and the property is only 1.40 miles from Blackheath Village (one stop on the train), which boasts a variety of boutique shops, bars, and restaurants. Numerous parks and open spaces are within reach, including Hornfair Park, Charlton House, Oxleas Woods, Shrewsbury Park, Blackheath Common, and Greenwich Park. Thomas Tallis Secondary School is also just a short walk.



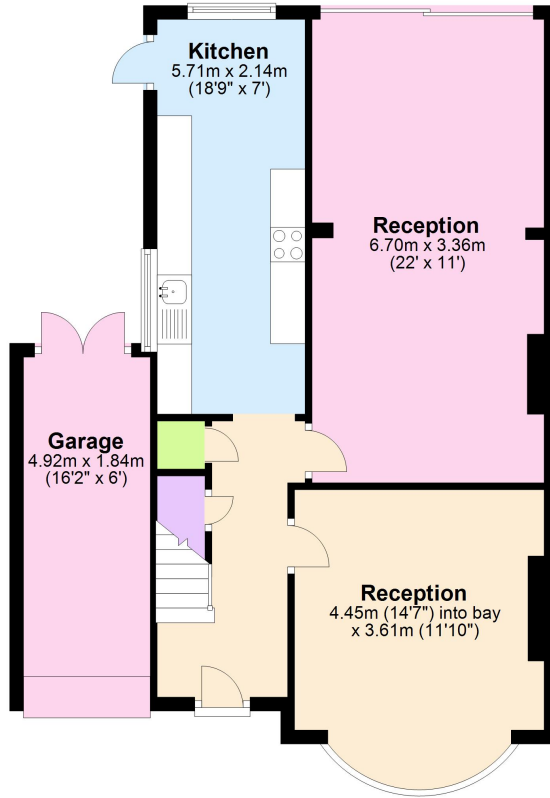






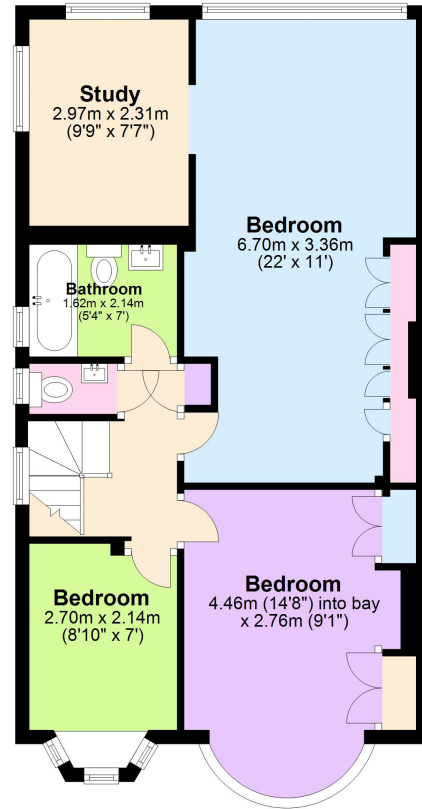
## Ground Floor

Approx. 66.6 sq. metres (717.1 sq. feet)



## First Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



Total area: approx. 125.3 sq. metres (1348.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b>		
(85-91)		
<b>B</b>		
(81-84)		
<b>C</b>		
(69-80)		
<b>D</b>		
(65-68)		
<b>E</b>		
(55-64)		
<b>F</b>		
(41-54)		
<b>G</b>		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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