



ASHBURNHAM GROVE, GREENWICH, LONDON, SE10
GUIDE PRICE £1,300,000-£1,350,000 FREEHOLD

A BEAUTIFUL AND LARGE, THREE BEDROOM FAMILY HOME WITH AN ADDED LOFT ROOM, SET WITHIN THE PRESTIGIOUS ASHBURNHAM TRIANGLE, IN WEST GREENWICH, MEASURING CIRCA 1718 SQ FT.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

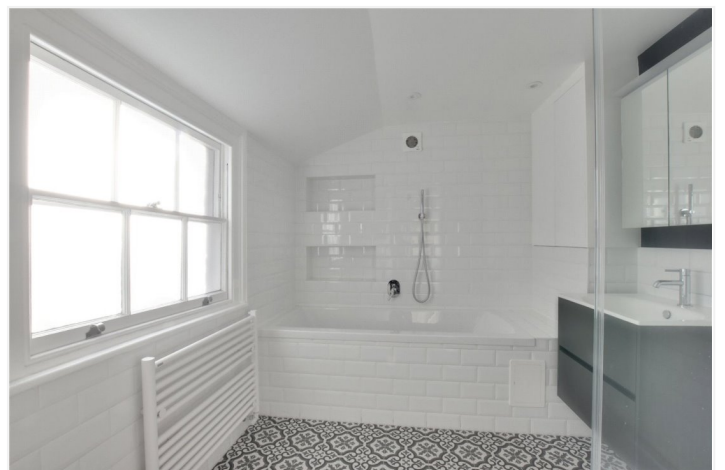
Guide Price £1,300,000-£1,350,000. A beautiful and large, three bedroom family home with an added loft room, set within the prestigious Ashburnham Triangle, in West Greenwich, measuring circa 1718 sq ft.

Set over four floors the property is presented in fine decorative order and has quite a versatile layout. The lower level consists of a lovely kitchen breakfast room which occupies a rear extension. There are a further two receptions on this floor, with the front easily doubling as a bedroom. The hall floor has a lovely through reception room and a large family bathroom. The upper two floors have a further two bedrooms, with one having an ensuite and a large loft room on the top floor, which is currently used as a bedroom. The property hugely benefits from a delightful, paved front garden, with cast iron railings. There is also a wonderful rear garden which has been landscaped, to include part paving, AstroTurf area and a shed to the rear.

In our opinion Ashburnham Grove is one of the best and prettiest roads in West Greenwich as it is tree lined and uniformed on both sides. It's also an extremely quiet road with lots of residents parking bays. The town centre is just a few moments away, offering a wide array of shops and restaurants, along with riverboat service, mainline rail, DLR and of course The Royal Park.

AT A GLANCE

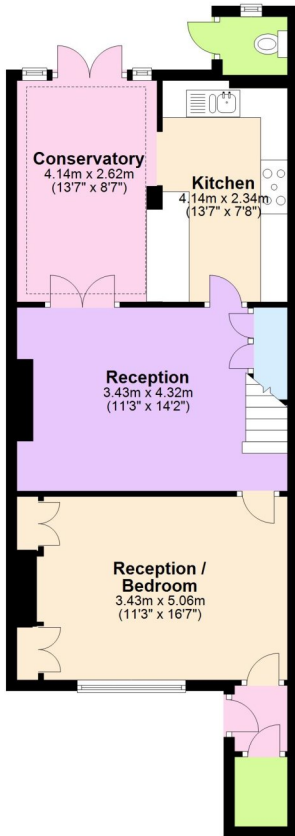
- family home
- 3/4 bedrooms
- 2/3 reception rooms
- four storey
- extended to rear
- stunning front and back gardens
- 2 bathrooms
- quiet road
- Ashburnham Triangle
- West Greenwich
- moments from rail and DLR





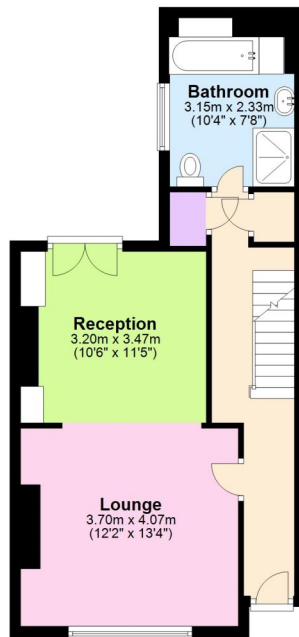
Basement

Approx. 60.8 sq. metres (654.2 sq. feet)



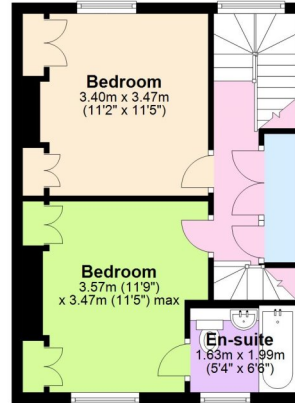
Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



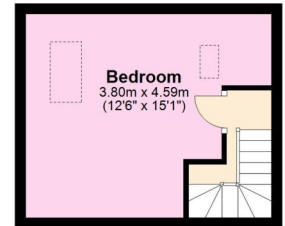
First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.7 sq. feet)



Total area: approx. 159.8 sq. metres (1720.0 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

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