



KENDALL ROAD, SHOOTERS HILL, LONDON, SE18 4ND
OIEO £650,000 FREEHOLD

A SUPERB AND MUCH IMPROVED, THREE DOUBLE BEDROOM, TWO BATHROOM SEMI-DETACHED MODERN HOUSE WITH A SOUTH FACING GARDEN, GARAGE AND OFF STREET PARKING. LOCATED IN THIS SOUGHT AFTER DEVELOPMENT THE PROPERTY IS SOLD CHAIN FREE.

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DESCRIPTION:

Spanning 1,181 sq.ft, the accommodation comprises; entrance hall with coat cupboard and understairs storage, a beautiful modern kitchen large 18'8 x 12'11 (max sizes) living room, a larger than usual modern kitchen with integrated appliances and a very large 22'2 x 12'0 reception room to the rear. Upstairs is a fantastic and huge master suite with large bedroom area, doors to a spacious balcony, a dressing area with built in wardrobes and a modern ensuite shower room. There are two further double bedrooms, one with built in wardrobes, and a modern family bathroom. The property further benefits from a landscaped south facing garden with terrace, lawn, flower beds and side access, a large integral garage which is currently used as a gym, and off street parking to the front drive.

This is an impressive home and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

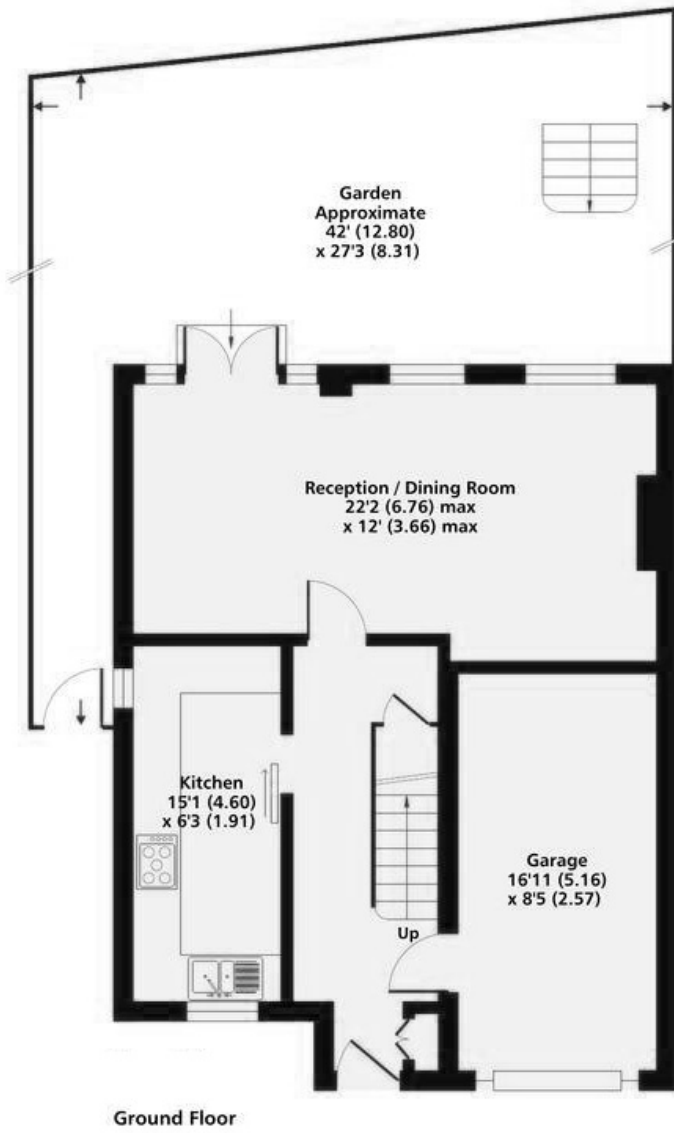
Kendall Road is situated a 12mins bus ride to Woolwich DLR and newly opened Elizabeth Line (Crossrail) with direct short journeys to Canary Wharf (7 min), Liverpool Street (14 min) and West End (Bond Street 21 min). Heathrow is 48 min away. The house is also a 15min bus ride to Blackheath, Kidbrooke or Eltham train stations.

There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, gym, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Blackheath Village with its array of boutiques, shops and restaurants is 1.2 miles away.

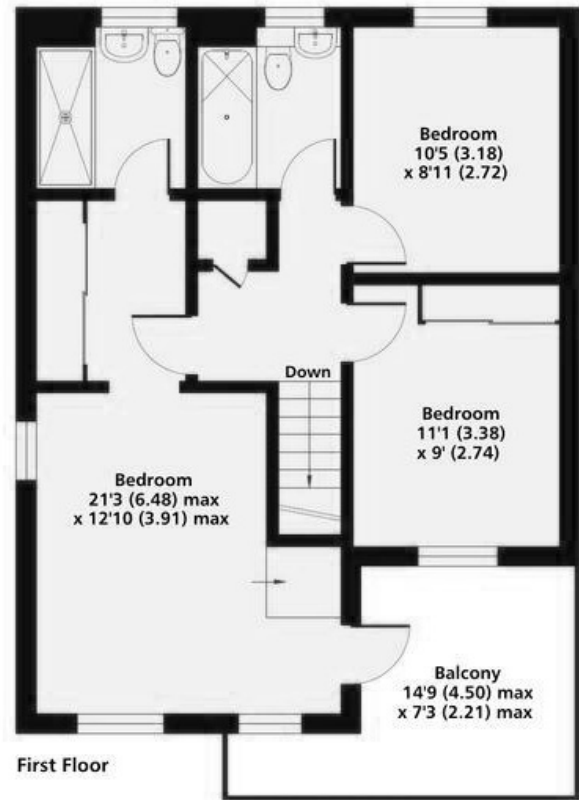
The property is near a very handy parade of shops including a bakery, cafe, co-op, pharmacy, barbers, hairdressers/nail bar and a dry cleaners. In addition, the house is within walking distance of an Ofsted Outstanding primary school (Cherry Orchard) and many other 'good' primaries are located in the area. The Ofsted "Outstanding" Leigh Academy Blackheath, a secondary school, is within walking distance on Old Dover Road. The house is also in catchment for the Outstanding Harris Academy (3.3miles) Greenwich and Eltham Hill girls school (3.2miles) as well as some of the grammar schools.







Approximate Area = 1039 sq ft / 96.5 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1181 sq ft / 109.7 sq m



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	84
EU Directive 2002/91/EC			

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