



Shooters Hill London SE18

Price £1,250,000 Freehold

Bedrooms: 5 Reception: 3 Bathrooms: 3

Beautifully refurbished five bedroom, three bathroom detached family home, offering modern and spacious living throughout.

John Payne

These details available online johnpayne.com/P212335
at viewing on 020 8858 6101



Beautifully refurbished throughout is this magnificent detached, five bedroom Victorian family home.

The property has been enhanced in every way by the owners, creating the perfect family home. This stunning home boasts a hand crafted German made Hacker kitchen, which is surrounded by glass so you are able to survey your landscaped garden. In the top floor master suite you have an exquisite Lusso Stone bathroom, on the first floor your bathrooms have been designed by Crosswater. Space is key in this home and it is blessed with in excess of 2,500 square feet. Accommodation briefly consists of five double sized bedrooms, two large reception rooms, a truly stunning kitchen/breakfast room, many bathrooms and a convenient WC to the ground floor.

This detached home is nestled on one of the highest points in London, and offers ample bus links in to Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés and shopping facilities. You are also surrounded by many green spaces including the historic Oxleas Woods, Eaglesfield Recreation Ground and Shooters Hill Golf Course. The iconic Serverndroog Castle is only a short walk away so you can enjoy breathtaking views of London and enjoy the newly refurbished tea rooms.

Further benefits include; off street parking for two cars, underfloor heating throughout the property and is being sold with no onward chain.

Hallway

Wood flooring, Ceiling light, Frosted window, Under stair WC, Under floor heating.

WC

Tiled flooring, Spotlights, Wash hand basin, WC light sensor, Under floor heating.

Reception

Wood flooring, 2 Ceiling lights, Double glazed sash window, Spotlights, Double glazed french doors, Double glazed window, Under floor heating.

Reception Room

Wood flooring, Spotlights, Under floor heating, Double glazed full length windows, Tv point, Storage cupboard with hidden utility room.

Kitchen

German Hacker Kitchen, Polish concrete floors, Spotlights, Under floor heating, Ceiling lights, Double glazed patio doors to courtyard and garden, Skylights, Granite work tops, Kitchen sink, Integrated Hotpoint dishwasher, Integrated full size fridge, Integrated full size freezer, Siemens double oven, Siemens microwave, Siemens plate warmers, Siemens Hob, Siemens pop up extractor fan.

Landing

Wood flooring, Spotlights, Double glazed sash window.

Bedroom 1

Wood flooring, Double glazed sash window, Radiator, Ceiling lights, Spotlights, Wall mounted TV point, Built in wardrobe.

En Suite

Crosswater Bathroom, Tiled flooring, Spotlights, Double glazed window, Corner bath with hand held shower, WC, Wash hand basin, Wall mounted mirror with LED strip lights.

Bedroom 2

Wood flooring, Ceiling light, Sash window, Radiator, Fire place, Built in Wardrobes, Spotlights.

Bedroom 3

Wood flooring, Ceiling light, Radiator, Spotlights, Double glazed sash bay window, Built in wardrobes.

Shower Room

Crosswater Bathroom, Double glazed sash window, Tiled flooring, Spotlights, WC, Wash hand basin with storage, Walk in shower with overhead shower and hand held shower, Heated chrome towel rail.

Second Floor Landing

Wood flooring, Velux window, Spotlights, Recessed lighting, Eaves storage space.

Bedroom 4

Wood flooring, Spotlights, 2x Double glazed sash windows, Underfloor heating.

Master Bedroom

Wood flooring, Double glazed sash windows, Spotlights, Wall mounted lights, Velux window, Eaves storage space, Recessed lighting, Wall mounted TV point.

En Suite

Lusso Stone Bathroom, Tiled flooring, Velux window, Bath with hand held shower, Spotlights, WC, His and Her sink with storage, Under floor heating.

Garden

Mostly laid to lawn, Parking via private road, Lighting.

Courtyard

Patio area, Fireplace.

Plant room

Wall mounted Vaillant combination boiler, Center store water heating system.

Local Authority

The Royal Borough of Greenwich

Viewing Arrangements

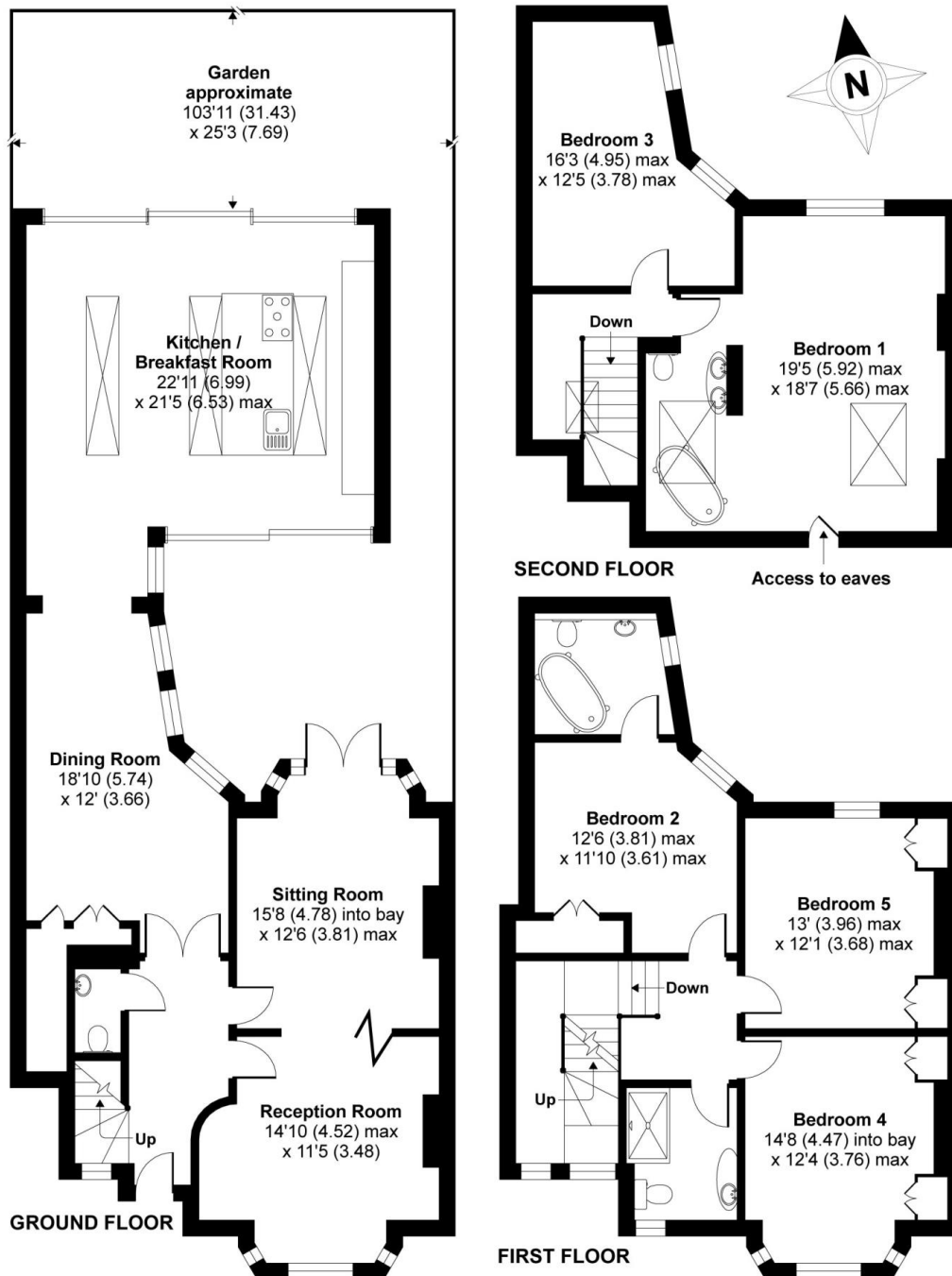
Viewing by prior appointment through vendor's agents John Payne on 020 8858 6101

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or email us on blackheathstandard@johnpayne.com



Shooters Hill, London, SE18

APPROX. GROSS INTERNAL FLOOR AREA 2521 SQ FT 234.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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 & Wales	EU Directive 2002/91/EC	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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