



## Langton Way London SE3

**Price £1,800,000 Freehold**

Bedrooms: 4    Receptions: 3    Bathrooms: 3

Wonderful detached extended Coach House on a double plot, situated on one of the most sought after roads in the Blackheath area.

**John Payne**

These details available online [johnpayne.com/P211362](http://johnpayne.com/P211362)  
at viewing on 020 8858 6101

 **nTheMarket.com**



Available to the market for the first time in over 30 years, is this unique 'double plot' Coach House, located on one of the most sought after roads in Blackheath.

Built circa. 1850, this tremendous property is offered to the market with the potential to either create a magnificent family home, or to develop into two houses.

Langton Way is an unmade road on the cusp of Blackheath Village and the Royal Standard which are both abundant with boutique shops, independent cafés, restaurants and bars. The renowned Greenwich Park and The Royal Observatory is only a short walk away, as is the Open Heath. The immediate area boasts great transport links such as Blackheath and Westcombe Park mainline stations, and many buses into Greenwich, Charlton and Woolwich for Jubilee line, DLR and Crossrail (due to complete 2018).

This wonderful property is currently laid out as a four bedroom, three bathroom home, however offers plenty of scope to be extended. Accommodation briefly comprises a front reception room, guest bedroom with en suite shower room, a centrally located dining room/reception, a modern kitchen which opens onto a conservatory and a further reception room at the rear of property. First floor accommodation offers three double bedrooms (of which the master boasts a large en-suite bathroom) and a family bathroom suite. This stunning home also includes a double garage and at the rear a large plot of land.

#### **Hallway**

Wood flooring, ceiling light , radiator and storage cupboard.

#### **WC**

Tiled flooring, frosted window, wall mounted light, radiator, toilet, wash basin.

#### **Reception 1**

Wood flooring, ceiling light, double glazed window and patio door, frosted glazed windows, skirting heating.

#### **Reception 2/ Dining Room**

Wood flooring, 3 ceiling lights, radiator, double glazed patio door, double glazed full length window, skirting heating.

#### **Reception Room 3**

Wood flooring, ceiling light, skirting heating, double glazed full length windows, radiator.

#### **Kitchen**

Tiled flooring, spotlights, double glazed windows, integrated fridge/ freezer, washer/dryer, free standing Siemens dishwasher, integrated double oven, gas hob, extractor hood, base units, wall mounted units, double glazed patio door, heated towel rail, wall mounted combination boiler.

#### **Conservatory**

Carpet, wall mounted lights, double glazed full length windows and doors.

#### **Bedroom 1**

Carpet, ceiling light, built in wardrobe/eaves storage.

#### **En Suite to Bedroom 1**

Carpet, 2 wall mounted lights, frosted sash window, electric radiator, bath, WC, wash basin with storage.

#### **Bedroom 2**

Carpet, ceiling light, skirting heating, sash windows, casement window, built in wardrobe.

#### **Bedroom 3**

Carpet, ceiling light, skirting heating, built in wardrobes, sash windows.

#### **Bathroom**

Laminate flooring, ceiling light, bath, WC, wash basin, heated towel rail, frosted casement window, cupboard.

#### **Bedroom 4- Ground Floor**

Carpet, ceiling light, radiator, sash window, built in wardrobe.

#### **En Suite to Bedroom 4**

Tiled flooring, wall mounted light, wash basin, radiator, shower cubicle with wall mounted shower

#### **Garden 1- Courtyard**

Patio area.

#### **Garden**

Side access, partly lawned.

#### **Utility Room**

Tiled flooring, Butler sink, Siemens washer/dryer, wall mounted shelf, ceiling light.

#### **Garage**

Concrete flooring, 2 ceiling lights, electric points.

#### **Local Authority**

The Royal Borough of Greenwich

#### **Viewing Arrangements**

Viewing by prior appointment through vendor's agents John Payne on 020 8858 6101  
11 Stratheden Parade, Blackheath, London, SE3 7SX  
or email us on [blackheathstandard@johnpayne.com](mailto:blackheathstandard@johnpayne.com)

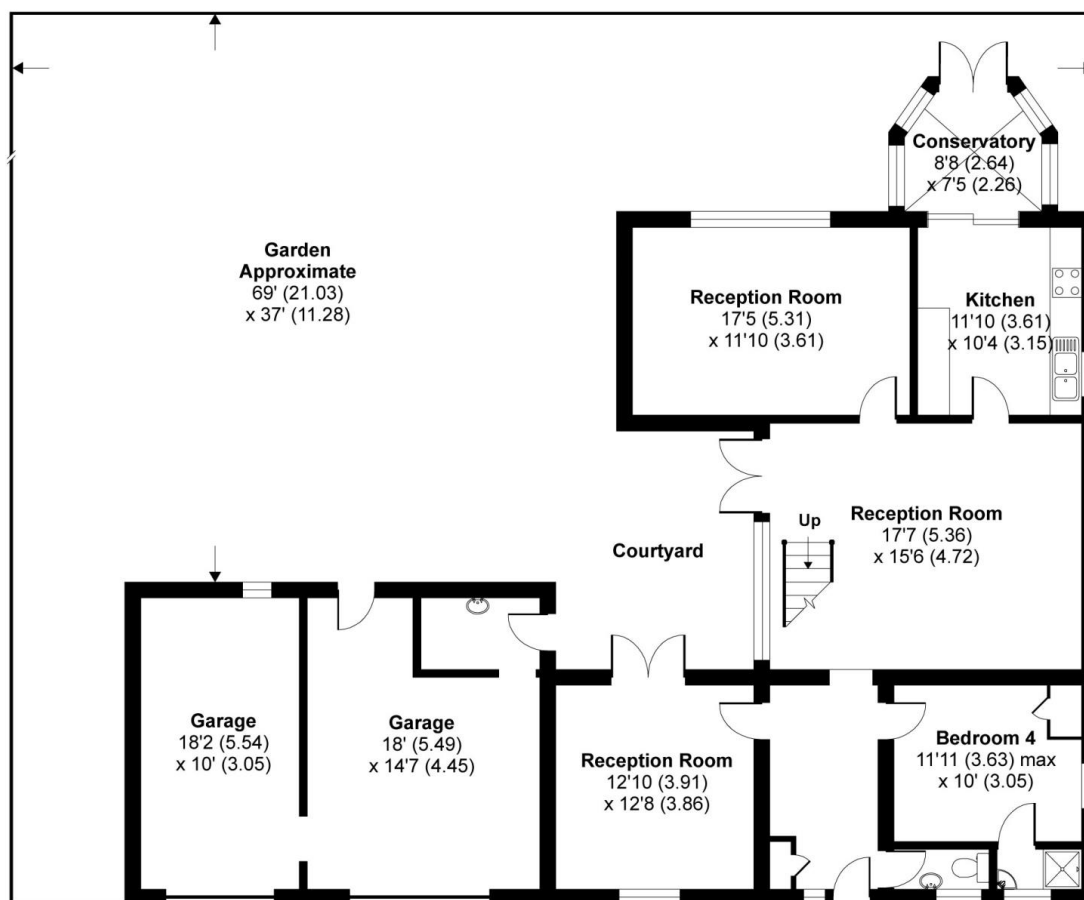
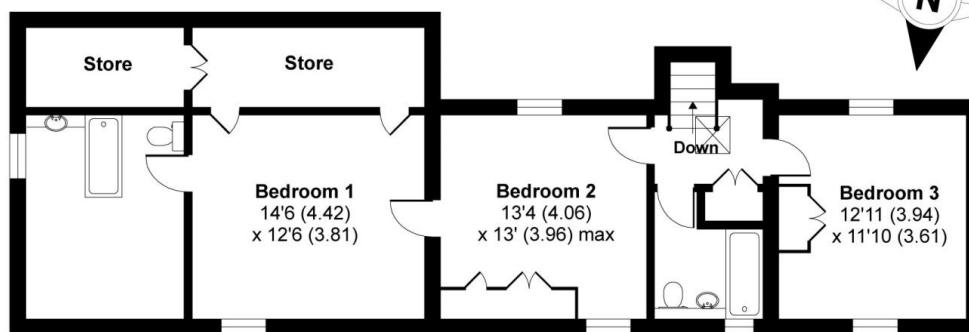
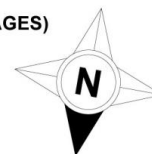






# Langton Way, London, SE3

APPROX. GROSS INTERNAL FLOOR AREA 2536 SQ FT 235.6 SQ METRES (INCLUDES GARAGES)



**GROUND FLOOR**

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

EPC Pending

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.



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