



## Chalcroft Road Hither Green SE13

**Price £985,000 Freehold**

Bedrooms: 4    Receptions: 3    Bathrooms: 2

A fabulous four bedroom, extended Edwardian family home located in one of the most desirable roads in the highly sought after Manor House Gardens area. This stunning house retains many period features and benefits from a loft conversion creating the master bedroom with en-suite. EER C.

**John Payne**

These details available online at [johnpayne.com/P214535](http://johnpayne.com/P214535)  
Arrange a viewing on 020 8852 8633

**onTheMarket.com**



A fabulous four bedroom, extended Edwardian family home located in one of the most desirable roads in the highly sought after Manor House Gardens area. This stunning house retains many period features and benefits from a loft conversion creating the master bedroom with en-suite. Energy Efficiency Rating C.

### **ENTRANCE HALL**

Hard wood door with stained glass insert, wooden flooring with under floor heating, under stairs storage cupboard. Stairs to first floor, downlights, coved ceiling, picture rail.

### **LOUNGE**

Original sash bay window with shutters to front, wooden flooring with underfloor heating, cast iron fireplace with marble surround and slate hearth, ceiling rose, coved ceiling, picture rail

### **OPEN PLAN KITCHEN/DINING ROOM**

#### **KITCHEN AREA**

White high gloss wall and base units with granite work surfaces over, 1 1/2 bowl sunken sink, gas hob, integral stainless steel double oven, stainless steel extractor hood, integrated fridge freezer, dishwasher, downlights, under floor heating.

#### **FAMILY ROOM**

Double glazed bi-folding aluminium doors to rear, two velux windows.

#### **DINING AREA**

Coved ceiling, ceiling rose, cast iron fireplace with marble surround and granite hearth, wooden flooring with underfloor heating, downlights, door to:-

### **UTILITY ROOM**

Velux window, white high gloss wall and base units with granite work surfaces over, stainless steel sunken sink, space and plumbing for washing machine and tumble dryer, downlights.

### **WC**

Double glazed window to rear, wall hand basin, low level WC, extractor fan, downlights.

### **LANDING**

Downlights, stairs to second floor, fitted carpet.

### **BEDROOM 2**

Original sash bay window with shutters to front, radiator, feature cast iron fireplace with tiled inserts and hearth, coved ceiling, picture rail, built-in cupboard, fitted carpet.

### **BEDROOM 3**

Original sash window to rear, cast iron fireplace, radiator, picture rail, laminate wood flooring.

### **BEDROOM 4**

Original sash bay window with shutters to front with shutters, radiator, cast iron fireplace.

### **BATHROOM**

Obscure sash window to rear, casement window to rear, low level WC, wash hand basin, bath with shower over, fully tiled walls, Amtico flooring, downlights.

### **MASTER BEDROOM**

Two double glazed sash windows to rear, radiator, skylight to front, fitted wardrobes, downlights, laminate wood flooring, door to:-

### **ENSUITE**

Sash window to rear, heated towel rail, pedestal wash hand basin, low level WC, panelled bath with shower unit, cupboard housing boiler, and hot water cylinder.

### **GARDEN**

Patio area, artificial grass, wooden shed, outside tap and electric points.

### **TENURE: FREEHOLD**

### **TOTAL APPROX FLOOR AREA**

1450 sq.ft 134.7 sq.m

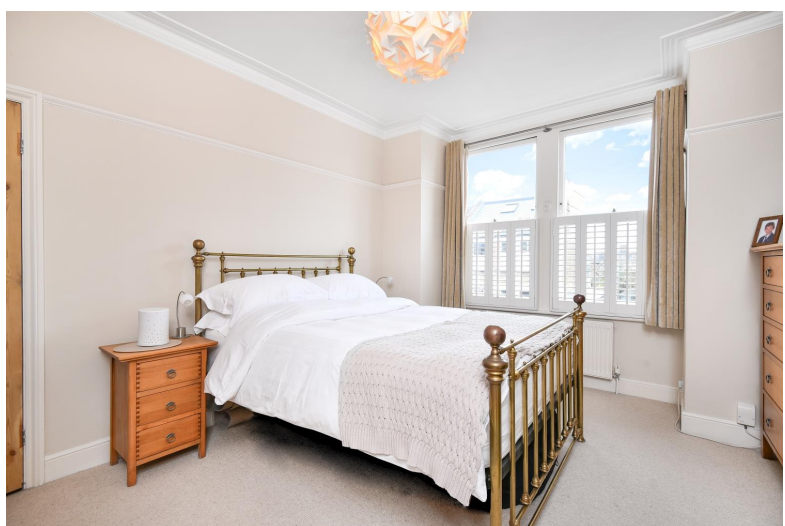
### **Local Authority**

Lewisham London

### **Viewing Arrangements**

Viewing by prior appointment through vendor's agents John Payne on 020 8852 8633  
John Payne Estate Agents, 119 Burnt Ash Road, Lee, SE12 8RA  
or email us on [lee@johnpayne.com](mailto:lee@johnpayne.com)





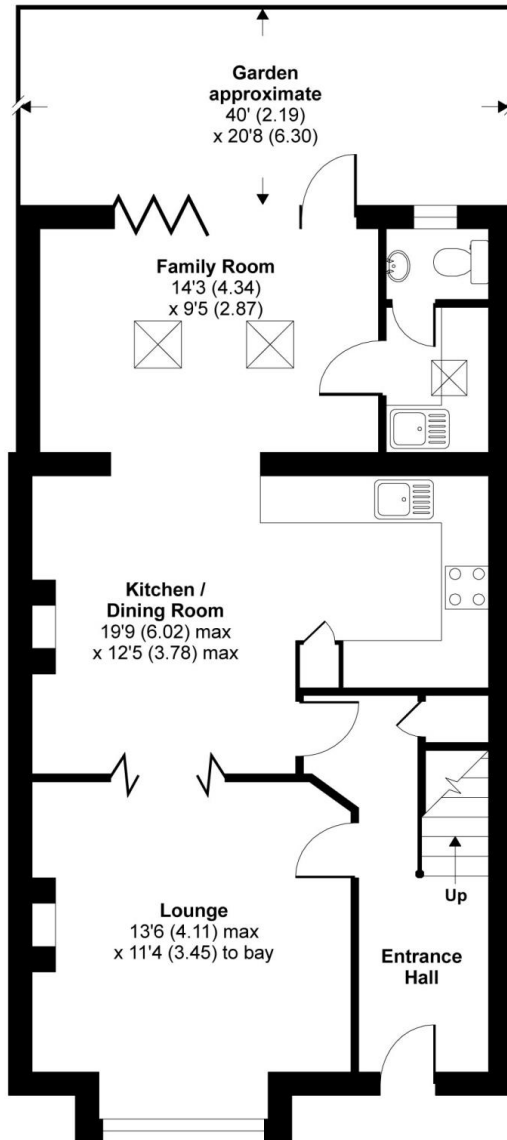


# Chalcroft Road, London, SE13

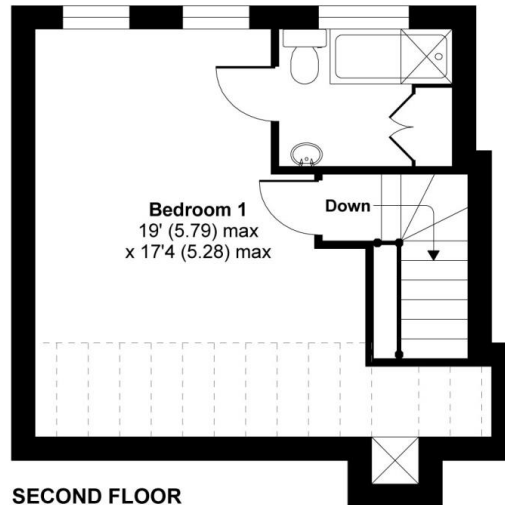
APPROX. GROSS INTERNAL FLOOR AREA 1450 SQ FT 134.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



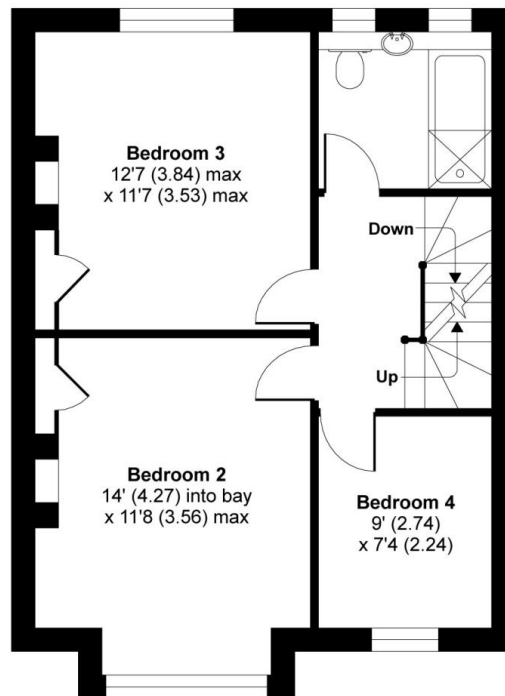
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST 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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	79
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.



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119 Burnt Ash Road, , SE12 8RA  
lee@johnpayne.com

johnpayne.com  
020 8852 8633