



## Foxes Dale London SE3

**Price £1,795,000 Freehold**

Bedrooms: 4    Receptions: 3    Bathrooms: 3

Impressive, generously proportioned, extended and refurbished to a high standard is this 4 double bedroom, 3 bathroom 1930's detached family house on a much requested, prime residential road on Blackheath's private Cator Estate just a 12 minute walk from Blackheath Village. Energy Efficiency Rating F

**John Payne**

These details available online [johnpayne.com/P210726](http://johnpayne.com/P210726)  
at viewing on 020 8318 1311

 **nTheMarket.com**



Impressive, generously proportioned and tastefully refurbished to a high standard, 1930's detached family house in this quiet and much requested, prime residential road on Blackheath's private Cator Estate.

Features include large bay fronted reception room and impressive kitchen/breakfast/family room extended to the rear with bi fold doors leading out on to the beautiful 95ft garden.

There is also a large study, four double bedrooms, three good sized and stylish, high quality bathrooms and a large entrance hall.

There is ample off street parking to the front and the house is around a 12 minute walk from Blackheath Village with its charming shops, restaurants, boutiques and mainline station.

This superb property comes highly recommended and an early appointment to view is strongly advised. There is no forward chain. Energy Efficiency Rating F.

## **ENTRANCE HALL**

Oak part glazed front door, wide entrance hallway with all doors leading off to the various rooms, limestone tiled floor, radiator, understairs storage cupboard, halogen spotlights.

## **Cloakroom**

Modern white suite consisting of concealed cistern, low level WC, wall mounted sink and chrome mixer tap, radiator, window to the side, tiled floor.

## **Utility/Store Room**

Wall mounted gas fired central heating boiler above the sink, fitted cupboard, space and plumbing for washing machine and tumble dryer.

## **Study**

Double aspect room with window to the front and door leading out to the side, bench seats with storage space and radiator.

## **Reception**

Bay window to front, attractive fireplace with ornate carved stone surround and mantel and hearth, inset stainless steel fire with coal effect gas fire, radiator, halogen spotlights.

## **Family Room and Kitchen/Breakfast**

A bright open plan living space incorporating the kitchen, reception two and dining area, engineered wood flooring throughout with attractive contemporary built-in fireplace with gas flamed fire and full length built-in storage cupboards with attractive stone edging and shelving.

Dining area has a double aspect with superb leafy outlook to the rear over the garden with bi-folding doors, plus three quarter height window to the side.

Kitchen area is fitted with a comprehensive range of high quality base and wall units in wood with contrasting polished Indian marble worktop surfaces (incorporating breakfast bar) and splashbacks, intergrated dishwasher, integrated fridge, plus separate integrated fridge/freezer, integrated microwave, large 'Mercury' five ring range gas cooker with large overhead extractor fan, understrip lighting, inset stainless steel sink with chrome mixer tap, plus separate inset smaller circular sink, windows to the rear overlooking the garden and two windows to the side, video entryphone.

## **FIRST FLOOR**

### **Landing**

Video entryphone.

### **Bedroom One**

Two windows with lovely leafy outlook over the garden, halogen spotlights, radiator, door to en suite.

### **En Suite**

A very generous size en suite bathroom with three piece suite consisting of a double width shower with large glass opening door and wall mounted multi jet shower, extra wide sink with chrome mixer taps and a pull out drawer underneath, concealed cistern, low level WC, fully tiled floor and attractive fully tiled walls half with contrasting mosaics, wall mounted chrome heated towel rail, halogen spotlights, window to rear overlooking the garden.

### **Bedroom Four**

Good double room with two windows to the front and built-in storage cupboards and built-in wardrobes, halogen spotlights, radiator.

### **Bedroom Three**

With a lovely bay window with leafy views over Foxes Dale, built-in wardrobe, radiator.

### **Family Bathroom**

An attractive contemporary white suite consisting of fully tiled enclosed bath with chrome mixer taps and a separate hand held shower, corner shower cubicle with glass doors and large overhead shower with separate hand held attachment.

Separate staircase from the landing which leads to:-

Double width 'His and Hers' sinks with chrome mixer taps and four pull out drawers, two separate self lit wall mounted mirrors, attractive fully tiled floor and walls, halogen spotlights, window to the rear, chrome heated towel rail.

## **SECOND FLOOR**

### **Bedroom Two**

Good size attic room with good head height and large velux window, plenty of eaves storage space, radiator, door to:-

### **En Suite Shower Room**

En suite shower room with glass folding doors and shower with Equaliser wall mounted thermostat control, fully tiled wall and floor.

Separate door leading to:-

### **En Suite Cloakroom**

Low level WC, wall mounted corner glass sink, chrome mixer tap, fully tiled walls and floor.

## **OUTSIDE**

A rear garden approximately 95ft in length, attractively laid out with initial good size large decked area with lights and steps leading down to well manicured lawn with pathways, raised planted mature borders, side access, outside tap, light.

### **To the Front**

Attractive front garden, laid to lawn with block paving and block paved driveway, off road parking for two cars, front hedge, front gate, side access to rear garden.

### **TOTAL APPROX. INTERNAL FLOOR AREA:-**

2231 SQ.FT. (207.2 SQ.M.)

### **TENURE: FREEHOLD**

Particulars of title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

### **Our Ref: LC/pd**

### **Local Authority**

The Royal Borough of Greenwich

### **Viewing Arrangements**

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311  
1 Montpelier Vale, Blackheath, Blackheath, London, SE3 0TA  
or email us on [blackheath@johnpayne.com](mailto:blackheath@johnpayne.com)

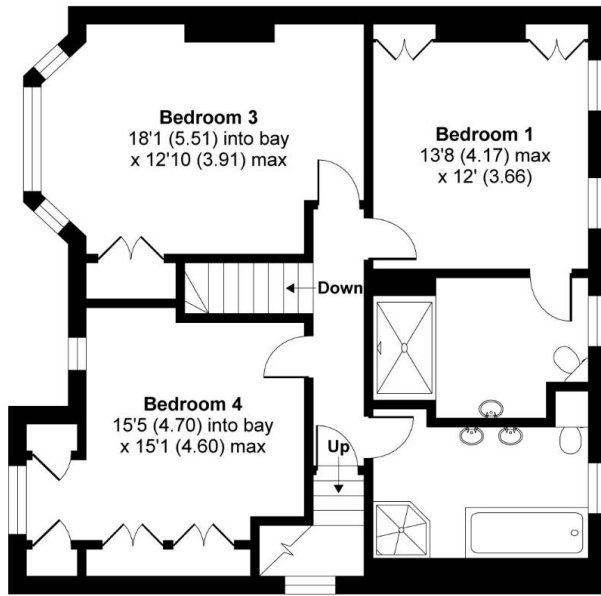




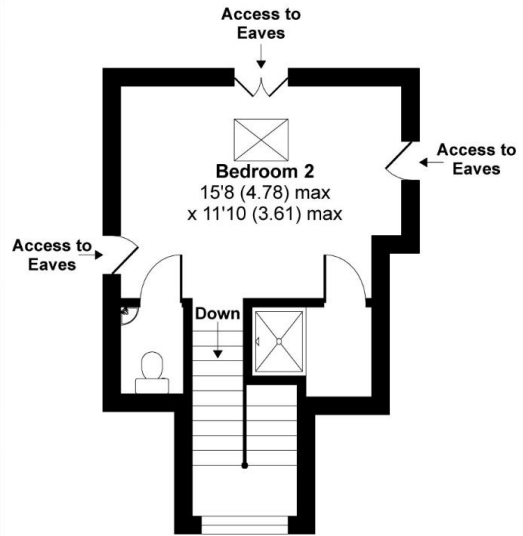


# Foxes Dale, London, SE3

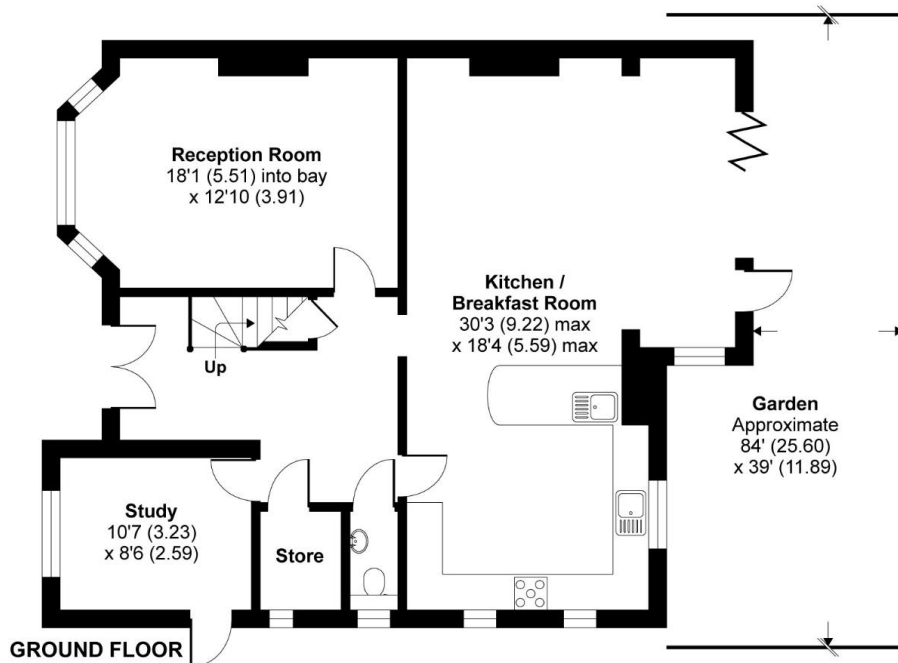
APPROX. GROSS INTERNAL FLOOR AREA 2231 SQ FT 207.2 SQ METRES



FIRST FLOOR



SECOND FLOOR



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

	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>	32	39
(1-20) <b>G</b>		
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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