



Blackheath Grove London SE3

Price £1,475,000 Freehold

Bedrooms: 4 Receptions: 1 Bathrooms: 2

A well presented and largely extended, four bedroom semi-detached family house which occupies a tucked away position at the far end of Blackheath Grove but within a stones throw from the centre of Blackheath Village. Energy Efficiency Rating C.

John Payne

These details available online johnpayne.com/P211811
at viewing on 020 8318 1311

onTheMarket.com

Providing well configured and generous family accommodation arranged over three floors this impressive family house has been largely extended at the rear which provides the house with a spacious, family friendly ground floor which is arranged as a large, bright, open plan kitchen/breakfast/family space with full width bi-fold doors which overlook and provide direct access to a low maintenance, walled garden.

On the first floor there is a large master suite with dressing area and well fitted, four piece en suite bathroom whilst on the top floor there are three additional bedrooms with a family bathroom. At the front of the property there is hard standing off street parking for two cars. Energy Efficiency Rating C.

TOP FLOOR

Landing

Access to loft, inset spotlighting, double radiator, doors to all rooms.

Bedroom 2

Two double glazed sash cord style windows overlooking garden with mature leafy outlook towards the Cator Estate. Double radiator.

Bedroom 3

Two double glazed sash cord style windows to front, double radiator.

Bedroom 4

Double glazed sash cord style window to front, double radiator.

Family Bathroom

Modern white suite comprising panelled bath with mixer taps and shower attachment, low level WC, wash hand basin, opaque sash cord style double glazed window to side, tiled flooring, part tiled walls, inset spot lighting, heated chrome towel rail.

FIRST FLOOR

Landing

Under stairs storage cupboard and door to master suite.

Bedroom 1/Master Bedroom

Broad double glazed bay window to front, double glazed sash cord style window to front, extensive mirrored fitted wardrobes to one wall, radiator, dimmer switch. Open walkway through to small dressing area with two additional wardrobes.

En Suite Bathroom

Four piece suite comprising pressed steel panelled bath with mixer taps, low level WC, large wash hand basin, large walk-in shower cubicle with fully tiled walls, semi opaque sash cord style double glazed windows to rear, underfloor heating, inset halogen spot lighting.

GROUND FLOOR

Access is via hardwood panelled entrance door with inset opaque windows opening onto hallway.

Hallway

Solid wood flooring throughout, double radiator, under stairs storage cupboard, inset spotlighting, door through to:-

Kitchen/Breakfast/Family Room

Arranged as three distinct areas.

Front room is arranged as a study area, could easily revert to a playroom with broad double glazed bay window to front. Solid wood flooring, radiator.

Kitchen/Breakfast area is fitted with a very good range of wall, base and standing storage units, bespoke kitchen by Cumbria of Carlisle. There is a large feature island unit with breakfast bar, double bowl enamelled sink unit with rinser tap, inset stainless steel microwave oven with Siemens dishwasher, large Range cooker with extractor above, solid wood flooring throughout, inset spot lighting, large larder unit, large inset American style fridge/freezer, cupboard housing Bosch washing machine with dryer above. Off the kitchen there is a door to a cloakroom and open plan to:-

Family room a bright area with large plate skylight and feature bi-fold doors overlooking and providing access on to garden, solid wood flooring.

Cloakroom

Low level WC, petite wash hand basin and solid wood flooring.

OUTSIDE

Garden

Measures approximately 32ft and is arranged as a low maintenance contemporary garden with a timber decked terrace with steps up to a paved terrace with Astro Turf and raised brick flower borders. Outside lighting and water feature and there is an attractive stainless steel and glass balustrading providing division between areas.

Front of Property

At the front of the property there is hard standing offer street parking for two cars.

TOTAL APPROX. INTERNAL FLOOR AREA:

1670 SQ.FT. (155.1 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.

Local Authority

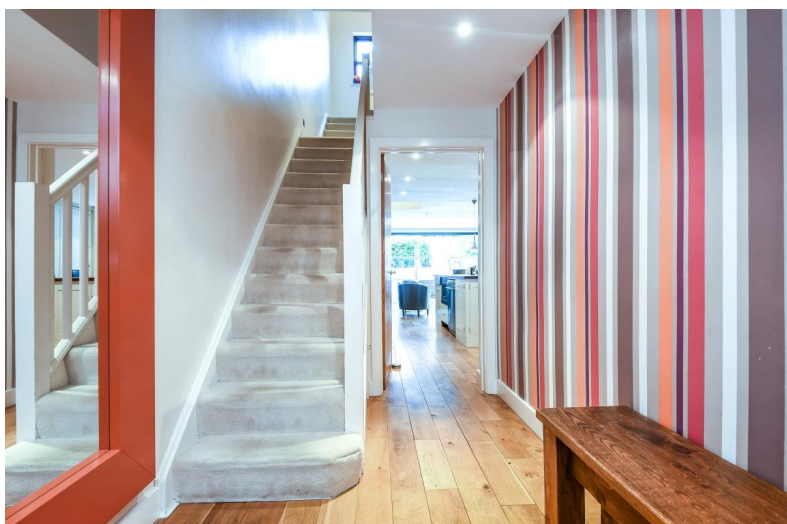
Lewisham London

Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

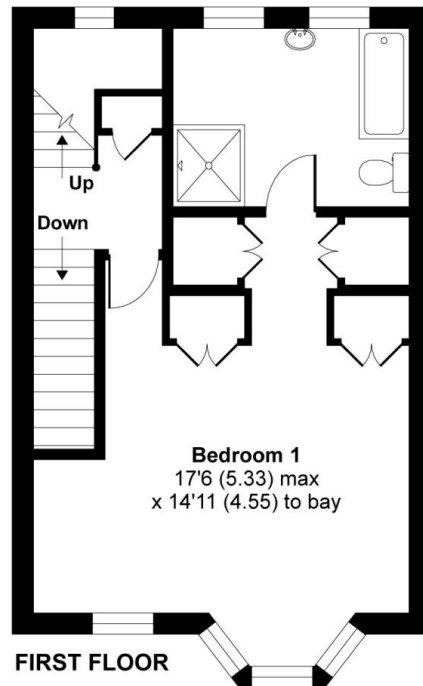
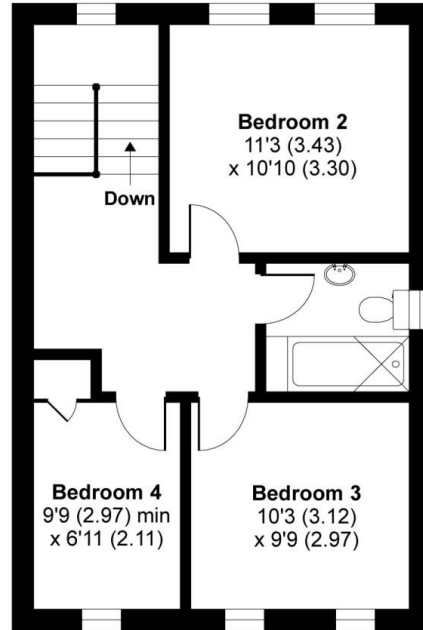
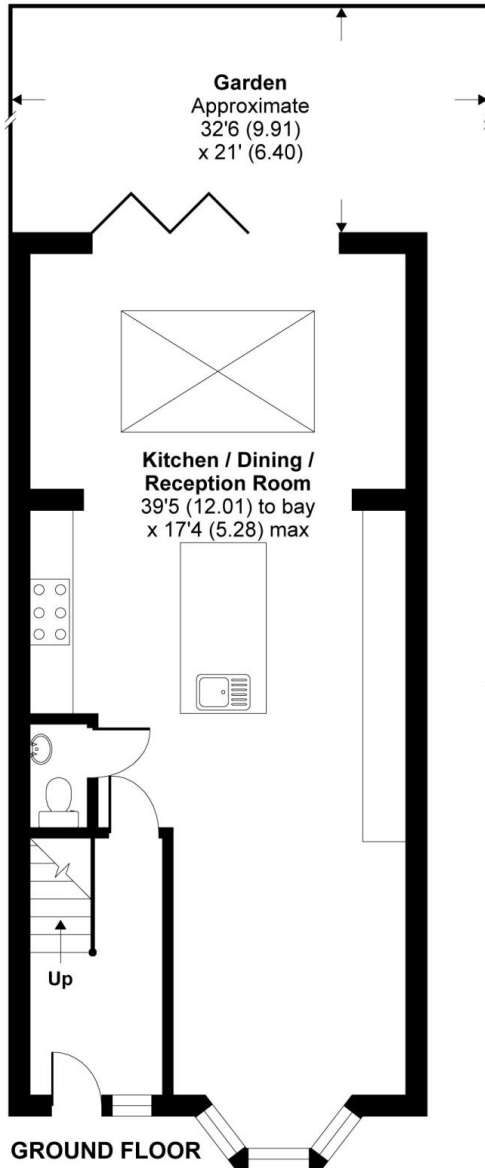
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Blackheath Grove, London, SE3

APPROX. GROSS INTERNAL FLOOR AREA 1670 SQ FT 155.1 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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(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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