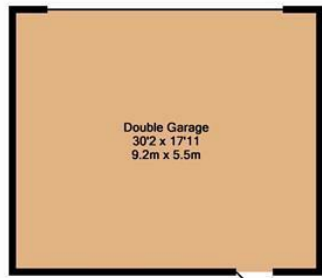
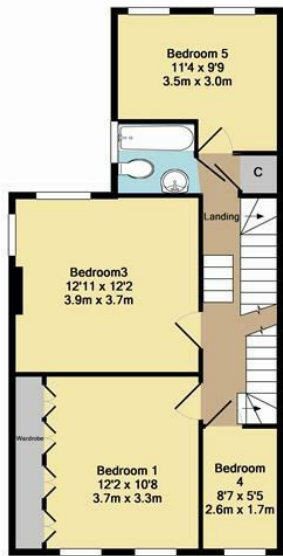


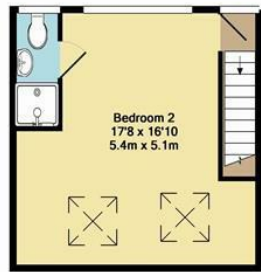
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx. Floor Area 979 Sq.Ft. (90.9 Sq.M.)



1st Floor
Approx. Floor Area 587 Sq.Ft. (54.5 Sq.M.)



2nd Floor
Approx. Floor Area 297 Sq.Ft. (27.5 Sq.M.)

Total Approx. Floor Area 1862 Sq.Ft. (173.0 Sq.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02016



201

SHOOTERS HILL
SHOOTERS HILL SE18 3HP

Asking Price £825,000



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@anthonymartin.co.uk
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



£825,000 - £850,000

Stunning surroundings give this beautiful Edwardian style Detached home a sense of rural living. Situated on Shooters Hill, Royal Borough of Greenwich - a picturesque hill surrounded by meadows and woodland. A wide variety of amenities are local including Shooters Hill Golf Course, Oxleas Woods, Eaglesfield Park Meadows and further local amenities include shops, bus routes and a wealth of schools including primary and secondary, Shooters Hill Campus, Queen Elizabeth Hospital and much more! A short bus journey will take you to Train Stations including Welling, Falconwood, Eltham, Kidbrooke and the DLR at Woolwich.

The Porch leads into the Entrance Hall which has a beautiful stair case, cornices and high ceilings - just what you would expect in an Edwardian style house. The Ground Floor WC is well decorated and comprises a toilet and basin. The Through Lounge has two beautiful fireplaces complimented by their mantles, dual aspect windows allow ample natural light in this generous living space. The Kitchen/Diner comes equipped with ample storage with matching wall and base units, tiled splash-backs compliment the worktops and there are spaces for a range cooker and other appliances.

Four Bedrooms are located on the first floor of which three are double bedrooms, whilst the fourth bedroom is a single room currently occupied as a walk-in wardrobe. The family bathroom has a three-piece suite comprising a bath, pedestal wash basin and a low level WC. The First Floor Landing is light and airy and has an impressive, stylish stair case with side-lights leading to the Master Bedroom on the 2nd floor - a very impressive size with eaves storage, windows to the front and rear overlooking beautiful views of the meadows and an En-Suite Shower Room.

Externally the property boasts a 30'2 x 17'11 Garage with power and light, and a beautiful rear garden with border shrubs, a pond and large patio and decking.

Call Anthony Martin Today To Arrange Your Viewing

5 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

201 SHOOTERS HILL

SHOOTERS HILL SE18 3HP

- Style: Victorian Detached House
- Bedrooms: 5
- Bathrooms: 2 + G/F WC
- Receptions: Through Lounge
- Floor Area: 1862 sq ft
- EPC: D 55
- En-Suite to Master bedroom
- Huge Garage To Rear
- Backing Onto Parkland

