



## Lawn Terrace, SE3 9LP

### £ FREEHOLD

Comprehensively refurbished to an excellent standard and substantially enlarged by a superb ground floor addition, a three bedroomed house located on a quiet turning in the heart of Blackheath Village.

The ground floor has a generous front sitting room, with glazed double doors that open into the extended, open-plan, kitchen/dining room with bi-fold doors to the west-facing garden at the rear. On the first floor are the three bedrooms, two doubles with built-in wardrobes and a single and the smart bathroom with bath and separate shower. The front driveway provides a large parking space and a fast-charging point.

Lawn terrace is a quiet one-way street which runs from Blackheath Village, next to the station, up to Lee Terrace opposite Blackheath Hospital.

THE ACCOMMODATION COMPRISES : Entrance Hall • Kitchen/Dining Room • Sitting Room • Three Bedrooms • Bathroom • • Drive with charging station • Garden • Gas Central Heating

**The accommodation comprises**

**GROUND FLOOR**

- Entrance Hall :** stairs to first floor, doors to kitchen/dining room and...
- Sitting Room :** Square bay window to the front, fireplace and glazed double doors to...
- Kitchen / Dining Room :** A great open-plan space, well-lit by two skylights and bi-fold doors that open onto the west-facing garden. The kitchen area is well-fitted with gloss grey units, worksurface with inset stainless-steel sink and chrome mixer, inset gas hob, cylindrical, stainless-steel, ceiling mounted cooker hood, built-in eye level electric double oven, space for washing machine and dishwasher.

**FIRST FLOOR**

- Landing :**
- Bedroom 1 :** Window to the front, built-in wardrobes.
- Bedroom 2 :** West-facing window overlooking the rear garden, built-in wardrobes.
- Bedroom 3:** Window to front.
- Bathroom:** Beautifully fitted with back-to-wall W.C., rectangular basin with storage beneath, bath and separate shower cubicle, tiled floor. Window to rear.

**EXTERNAL**

- Front Driveway:** A large parking space with fast charging point.
- Rear Garden :** Secluded and west-facing, with gravelled area outside the reception room doors, leading to a small step up and a path through the flat lawned area to a timber garden shed.

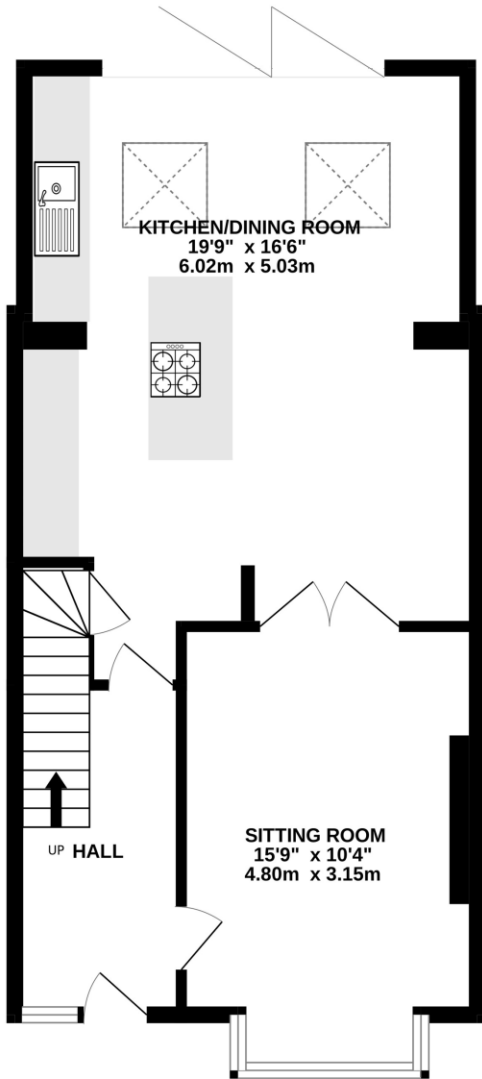
**PRICE:** £ FREEHOLD  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

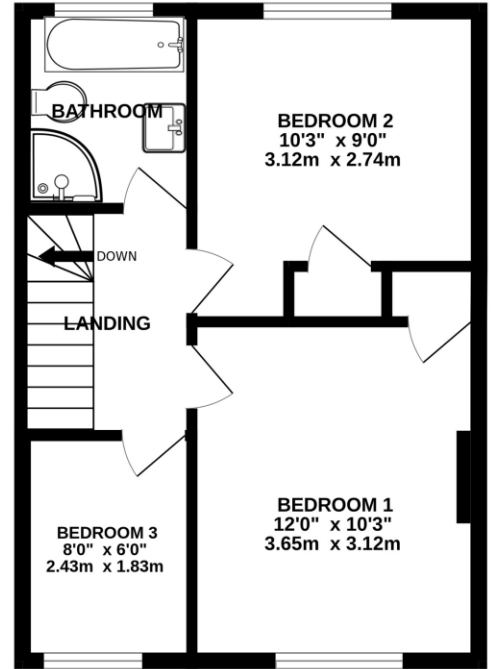




GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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