



## Shooters Hill Road

Blackheath, SE3 7HS

*A beautifully refurbished and newly converted 3 double bedroom  
Mews style home*



## Shooters Hill Road

Guide Price £750,000

### CHAIN FREE

A beautifully refurbished and newly converted 3 double bedroom Mews style home located approximately 2 minutes walk from "The Heath" and 3/4 mile from Blackheath Village and station.

Downstairs this truly magnificent home offers a spacious entrance hall, with feature acoustic wall, leading through to the stunning 30ft open plan style kitchen/living room with striking exposed brickwork, roof lighting, and double doors opening onto a private patio overlooking attractive communal gardens. The exquisite kitchen boasts recirculating induction hob, built-in double oven, fridge/freezer, dishwasher, concealed lighting over quartz worktops and splashbacks, and a separate utility area with plumbing for a washing machine. There is also a handy downstairs w.c.

The first floor landing benefits from a rooflight showering natural light inside and leads to 3 double bedrooms, attractive prominent leaf radiators and a master bedroom, again benefiting from a feature acoustic wall, and a superb 4 piece bathroom suite with free standing bath and separate shower cubicle.

To the front there is allocated and communal parking.

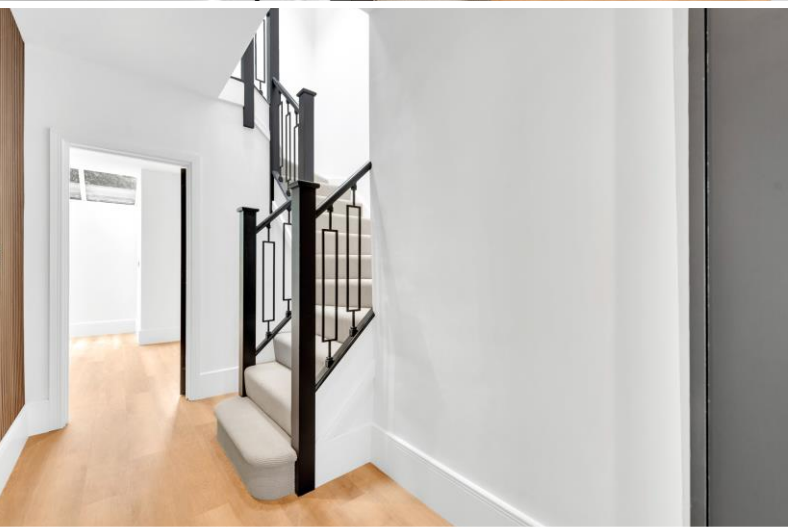
Further benefits include attractive flooring with underfloor heating (ground floor), downlighters, Heritage hard wood double glazed sash windows and a new combination boiler.

Share of Freehold. Maintenance: £1,800 - £2,000 pa EPC: D Council Tax: C

For further information and viewing arrangements please contact Ian Browne.

- 3 Double bedrooms
- 4 Piece bathroom suite
  - Downstairs w.c.
- Stunning open plan living
  - Utility area
- Double doors to private patio

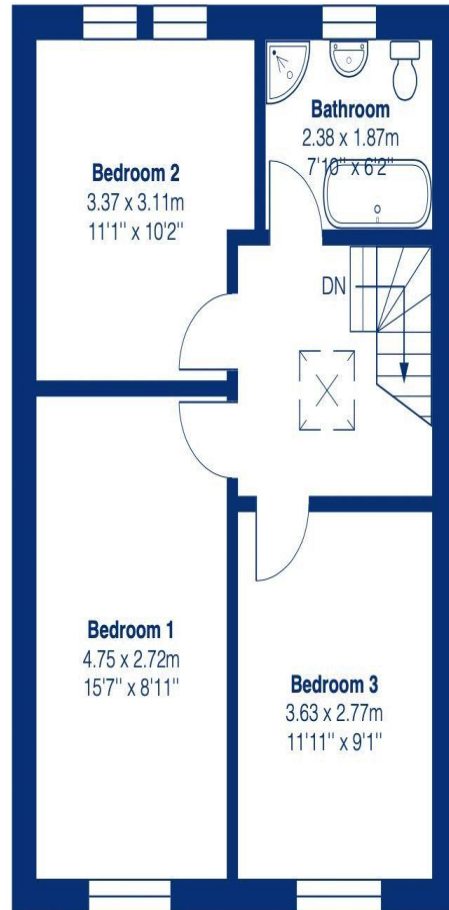
- Feature acoustic walls
- Exposed brickwork
- integrated appliances
  - Parking
- Share of Freehold
- Close to "The Heath"







Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

**Disclaimer**

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



## Additional Information

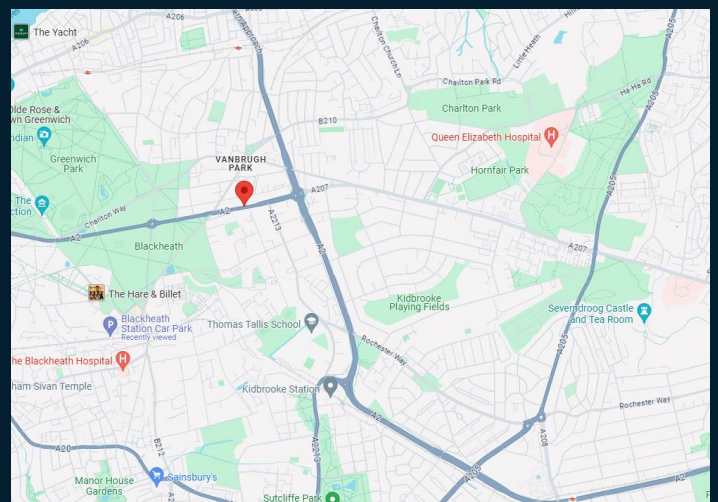
**Council Tax Band: C**

**EPC Rating:**

**Location: Blackheath**

**Viewing: Via Browne Estates**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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