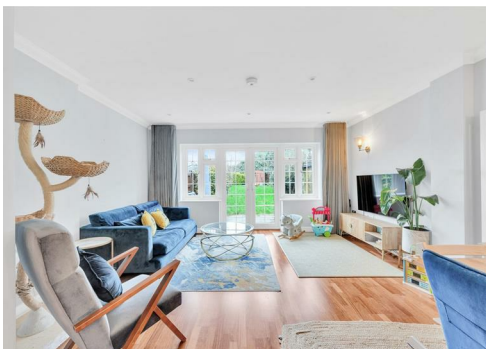




85A Broad Walk, London, SE3 8NF

Asking Price £700,000

Welcoming to the market this modern, well presented FOUR bedroom semi detached family home. Internally the property has been recently updated by the current owners and is presented to the highest standard throughout. The property is arranged to provide a spacious entrance hallway leading to a bright and spacious reception room, recently fitted designer kitchen and W.C to the ground floor. To the first floor is a spacious bedroom with bay window and an en-suite shower room, two further bedrooms and a family bathroom with the master bedroom being on the second (top) floor. To the rear of the property is a low maintenance private garden backing onto sports fields. Off street parking located to the front. There is storage aplenty located throughout the property ideal for modern family living. EPC rating C, council tax Greenwich band F, freehold.



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ENTRANCE HALL

UPVC entrance door with double glazed stained glass windows, centre light point, coving to ceiling, carpeted stairs to first floor level, multiple cleverly designed under stairs storage cupboards, radiator, African Iroko engineered wood flooring.

RECEPTION ROOM 21'1" x 15'0" (6.43 x 4.58)

Double glazed patio doors to rear leading to private rear garden with double glazed windows to either side of the door, additional double glazed window to side. three radiators, Silent Gliss curtain track, inset ceiling spot lights, coving to ceiling, African Iroko engineered wood flooring.

KITCHEN 17'7" x 8'7" (5.38 x 2.62)

Recently fitted (in 2022) Kitchen Stori fitted kitchen comprising a matching range of wall and base units with quartz worktop over, inset sink with chefs mixer tap. Built in double oven and five ring gas hob with extractor hood over. Integrated fridge freezer and additional under counter freezer, dishwasher, washing machine and bin store. Pantry / larder cupboard. Double glazed bay window to front with bespoke window shutters and window seat with storage below, double glazed door to side leading to side access to the rear garden. Inset ceiling spot lights, ceiling mounted infrared heater, partly tiled walls, limestone floor tiles.

GROUND FLOOR W.C. 6'5" x 2'10" (1.97 x 0.87)

Low level flush W.C. vanity wash hand basin with localized tiling, inset ceiling spot lights, coving to ceiling, tiled flooring.

FIRST FLOOR LANDING

Centre light point, coving to ceiling, carpeted stairs to second floor level, built in storage cupboard, herringbone Oak flooring.

BEDROOM TWO 13'0" to wardrobe doors x 8'7" (3.97 to wardrobe doors x 2.64)

Double glazed bay window to front and additional double glazed window to front, centre light point, two radiators, built in wardrobe with full height mirrored sliding doors, door to en-suite, herringbone Oak flooring.

EN SUITE SHOWER ROOM 8'6" x 2'9" (2.60 x 0.86)

Three piece suite comprising: walk in shower cubical with folding glass door, wall hung wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to side, heated towel rail, inset ceiling spot lights, tiled walls & flooring.

BEDROOM THREE 10'9" x 6'11" (3.29 x 2.12)

Double glazed window to rear, centre light point, coving to ceiling, radiator, herringbone Oak flooring.

BEDROOM FOUR 8'11" x 7'8" (2.74 x 2.36)

Double glazed window to rear, centre light point, coving to ceiling, radiator, herringbone Oak flooring.

FAMILY BATHROOM 6'0" x 4'4" (1.83 x 1.34)

Modern fitted three piece suite comprising: panelled bath with mixer tap including shower attachment, pedestal wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to side, inset ceiling spot lights, heated towel rail, tiled walls and floor.

SECOND FLOOR LANDING

Velux window, eaves storage cupboard, herringbone Oak flooring.

MASTER BEDROOM 16'3" x 11'5" (4.96 x 3.50)

Double glazed window to rear with bespoke window shutters, inset ceiling spot lights, eaves storage cupboards, two radiators, herringbone Oak flooring.

FRONT GARDEN

Block paved frontage with flower and shrub borders.

REAR GARDEN

Patio area, mainly laid to lawn with mature trees and shrub borders including a blossom cherry tree, shed, side access.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A | B | B | B |
| 72 | 83 | | |
| Very energy efficient - lower running costs 92-100 kWh/m ² /year 95-100 kWh/m ² /year 81-95 kWh/m ² /year 69-80 kWh/m ² /year 55-68 kWh/m ² /year 41-54 kWh/m ² /year 27-40 kWh/m ² /year 13-26 kWh/m ² /year Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions 92-100 g/kWh 81-91 g/kWh 69-80 g/kWh 55-68 g/kWh 41-54 g/kWh 27-36 g/kWh 13-26 g/kWh Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC England & Wales | | EU Directive 2002/91/EC England & Wales | |

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.