



## ESTATE AGENT



### Chinbrook Road

London, SE12 9TQ

£640,000

Offered with no onward chain. This attractive 1920's three-bedroom semi-detached family home with an additional loft room offers generous living space, a large garden and a highly convenient location close to transport and green spaces.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious reception room featuring a bay window and attractive fireplace. To the rear of the property is an impressive open plan kitchen/diner measuring over 19ft, fitted with modern cabinetry and ample worktop space, with room for a large dining table. French doors open directly onto a raised decked terrace which overlooks the rear garden, perfect for outdoor dining and family use. A useful downstairs WC is also located off the hallway.

On the first floor there are three well-proportioned bedrooms and a contemporary family shower-room with under-floor heating. The main bedroom benefits from fitted wardrobes. A further staircase leads to the loft room which offers excellent additional space ideal for a home office, hobby room or occasional guest accommodation, with very useful eaves storage. Additional benefits include double-glazed doors and windows throughout and a recently installed combi-boiler providing gas central heating. Externally, the property benefits from a large private rear garden extending approximately 70ft, with a decked seating area and lawn beyond. To the front, there is a spacious gated driveway providing off-street parking for several vehicles.

The property is ideally located just a short distance from Grove Park Station (Zone 4), offering direct services into London Bridge, Cannon Street and Charing Cross in a little as 16 minutes. Chinbrook Meadows is a 2 minutes-walk away, while the highly regarded Eltham College is also within easy reach, making this an excellent choice for families. This charming chain-free home combines character, space and convenience, and viewing is highly recommended. EPC rating D.

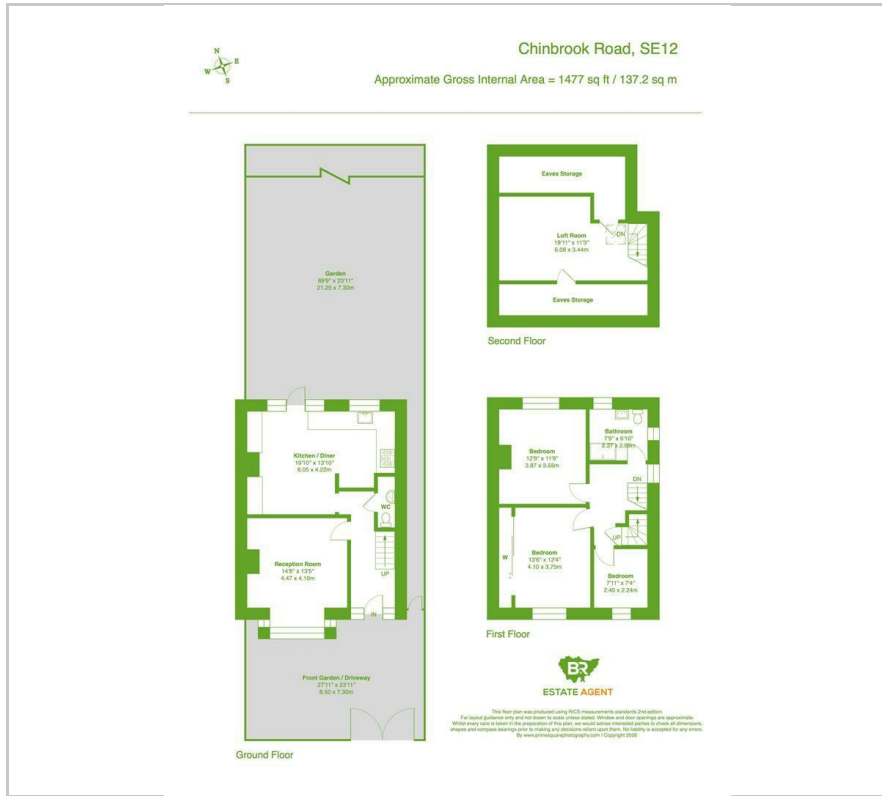
- Chain Free
- 1920's semi-detached family home
- Three well-proportioned bedrooms
- Spacious reception room with bay window and feature fireplace
- Open-plan kitchen/diner
- Modern family shower-room and additional ground floor WC
- Large front driveway
- Loft room with Velux window and useful eaves storage
- 0.1 miles to Grove Park Station
- Within easy reach of Chinbrook Meadows

#### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



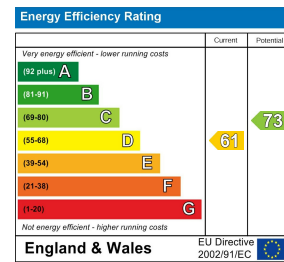
# Floor Plan



# Area Map



# Energy Efficiency Graph



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