

# VICIS NOVA



Earlswood Close, SE10  
£650,000





Nestled within a residential cul-de-sac in East Greenwich, this three bedroom family home is enviably positioned - boasting convenience but not at the detriment of tranquility.

This home presents a superb opportunity for those looking to utilise their creative mind and vision to transform and create their dream home. Offered to the market chain-free, close to amenities & leafy open-green spaces, and within walking distance to a Zone-3 station. It has all the credentials for a great first purchase or investment.

The house provides well-proportioned living space across two levels. Whilst it's condition throughout is reasonable, there's more than enough opportunity for the new owners to utilise their creativity to put their own mark on the home - allowing for potential to enhance and add value whilst making the house feel like a home.

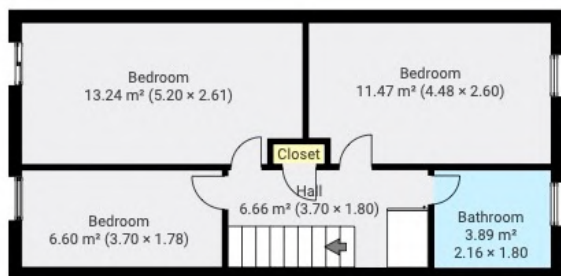
The ground floor comprises of everything you'd expect to have in a family home. Upon entry, to your left you've got the necessary downstairs W/C (you can't live without one these days!). Walking further into the hall on your right, you're greeted by a spacious an eat-in kitchen dining area.

Dark tiled flooring contrasts against the neutral colour scheme of the kitchen. The kitchen is complete with an abundance of built-in storage. Moving to the rear of the home, you've got a spacious living area which opens out onto your sizeable south facing garden. On a summer's day this spot is incredible. Whether you're in the mood for Al Fresco dining or indoor/outdoor entertaining, you can easily keep the party going here!

Upstairs, you've got a windowed family bathroom, two large double bedrooms and a large single bedroom. Outside, there is also an allocated parking space for the residents.







## Property Details

Mid-terrace family home  
Three bedrooms

One shower room & one downstairs w/c

Spacious eat-in kitchen diner

Lounge leading onto garden

23 foot south-facing garden

Potential to cosmetically enhance

Close to local amenities and transport links

Chain-free

Approx. 957 sqft /89.4 sqm

EPC Rating: C

Tenure: Freehold

Council Tax Band: D

London Borough of Greenwich

## LIFE ON EARLSWOOD CLOSE

### *What's it like living in Greenwich?*

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#### **AN UNRIVALED LOCATION**

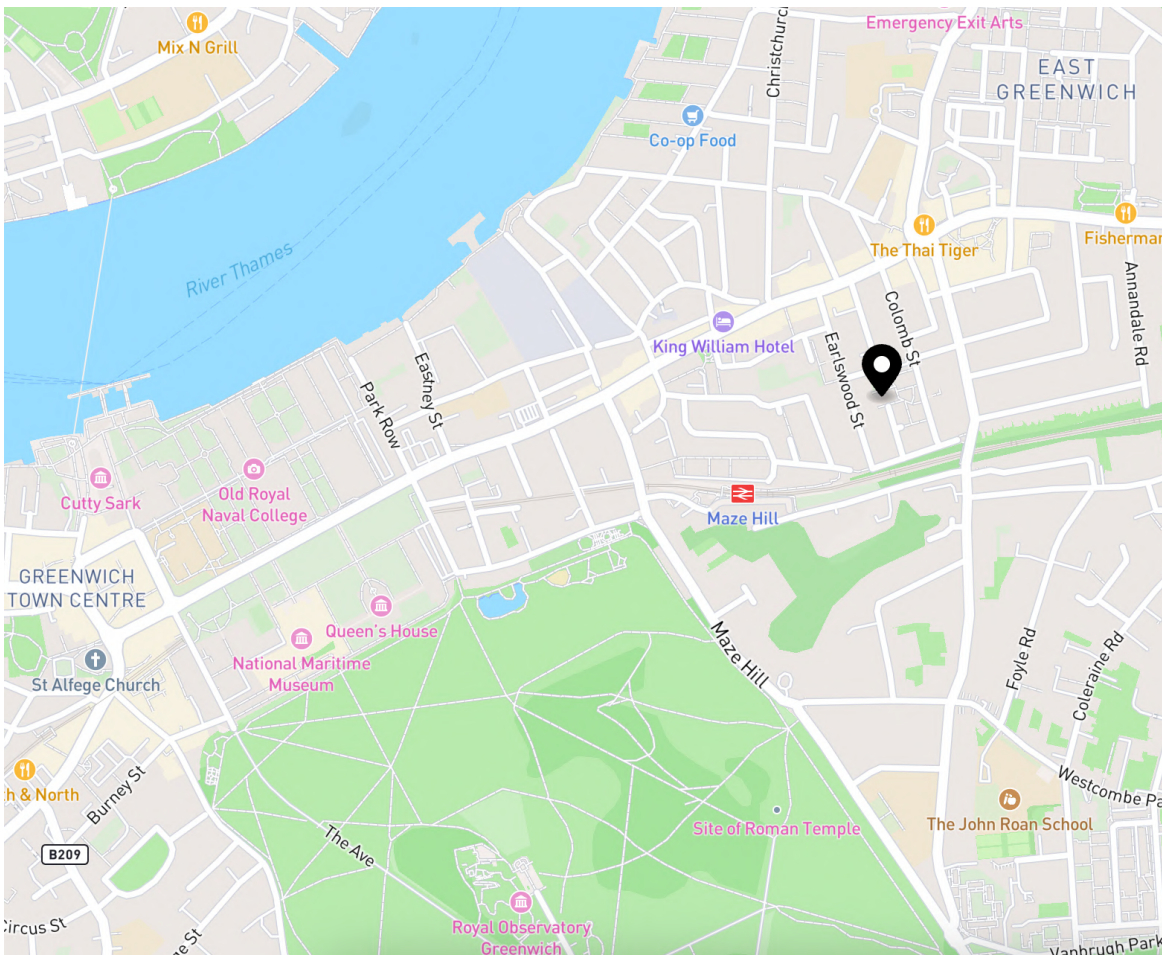
Earlswood Close is within walking distance to local shops and amenities, as well as its effervescent town centre. Greenwich is renowned for its market, historic landmarks, and gorgeous riverside setting. Historic local landmarks in SE10 include the Royal Observatory and the National Maritime Museum.

#### **OPEN-GREEN SPACES**

For those who love open green spaces, is there a better park to be closer to than Greenwich Park?! This expansive park is one of the eight Royal Parks of London and is part of the Greenwich World Heritage Site. With cafés, a children's play park, flower gardens alongside other amenities, it doesn't matter whether you're someone who: enjoys leisurely strolls taking in the serenity of your surroundings, a coffee whilst watching the kids or if you're a sports enthusiast or casual runner alike, it has something for everyone!

#### **SUPBERB CONNECTIVITY**

For commuters and social butterflies who travel into inner London frequently, Maze Hill overground station is a five-minute walk away, providing direct connections to London Bridge, Cannon Street and Kings Cross.





Would you like further  
information or to book a  
private viewing?  
Let's talk.

James D Neicho

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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