



HARRISON INGRAM

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£650,000

When looking for your new home, are LOCATION, SIZE, CHAIN FREE and has the SCOPE TO EXTEND FURTHER (subject to planning) on top of your WISH LIST?

If the answer is YES, then we suggest you take a look at this DECEPTIVELY SPACIOUS SEMI DETACHED property because it has all of the above and MUCH, MUCH MORE!!!!

A rare opportunity has come to the market. This superb home has been owned by the same family for the past fifty years.

Being within CLOSE PROXIMITY of many amenities including choice of mainline stations for the busy commuter, which offer regular services into London Bridge, Waterloo East, Charing Cross, Cannon Street and Victoria, choice of excellent schools (private and public), choice of gyms, parks, Lee and Blackheath Village offers many restaurants, pubs, shops including Sainsbury's and Blackheath Village offers a fantastic array of shops, boutiques, bars, restaurants, coffee shops and pubs.

The house is within walking distance of Grove Park and Lee Mainline Stations. Hither Green and Lewisham DLR are also easily accessible, as are the 261, 202 and 268 bus routes.

On the ground floor there is a small fitted kitchen with an open hatch that looks through to the dining room, and a back door leading to the patio areas and spacious garden. The lounge has glazed sliding doors through to the dining room, which has french doors leading to the garden. To the left hand side of the dining room there is a corridor leading to the garage, downstairs shower and toilet, with a light and airy fourth bedroom or office next door. On the first floor there are three good sized bedrooms with fitted wardrobes, a large family bathroom with shower and bath, and a good sized airing cupboard.

The features include; double glazing, gas central heating, alarm system, sunny aspect garden, garage from access internally from the house and ample further off road parking on own driveway.

ENTRANCE HALL



Part glazed entrance door with frosted side lights, coved ceiling with centre rose, dado rail, wood flooring to hall and fitted carpet to turning staircase, radiator, alarm system, understairs storage/meter cupboard.

LOUNGE



5.03m x 4.48m (16' 6" x 14' 8") Leaded double glazed bay window to front, coved ceiling with centre rose, wall lights, feature fireplace, built in storage/display units to either side of the chimney breast, sliding double doors through to:-

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

DINING ROOM

4.60m x 3.83m (15' 1" x 12' 7") Leaded double glazed French doors leading onto the patio with matching side lights, coved ceiling with centre rose, picture rail, feature fireplace, wood flooring, radiator, sliding door through to:-

INNER HALL

Tiled floor, doors to garage, shower room and bedroom 4.

BEDROOM 4/RECEPTION ROOM



Lovely bright room with dual aspect leaded double glazed window to rear and lead double glazed sliding patio doors leading on to the patio, radiator x2, wood flooring.

SHOWER ROOM



White suite comprising walk in shower cubicle with folding doors, vanity wash hand basin with chrome mixer tap and storage under, low level WC, fully tiled walls and floor, skylight, radiator.

KITCHEN

3.67m x 2.44m (12' 0" x 8' 0") Leaded double glazed door to garden and matching side lights, coved ceiling with inset spot lights, fitted with matching range of wall, base and drawer units, ample worktop surfaces, inset 1.5 bowl stainless steel sink unit with chrome mixer tap, plumbed for washing machine, half tiled walls and tiled floor.

LANDING

Large access to loft, coved ceiling with inset spotlights, dado rail, deep built in airing cupboard housing hot water cylinder, fitted carpet.

BEDROOM 1

4.09m x 3.83m (13' 5" x 12' 7") Leaded double glazed windows to front, coved ceiling with centre rose, wall to wall, floor to ceiling fitted wardrobes with sliding doors and incorporating full length dressing mirrors, radiator, fitted carpet.

BEDROOM 2

4.60m x 3.83m (15' 1" x 12' 7") Leaded double glazed window to rear overlooking garden, coved ceiling with inset spotlights and centre rose, wall to wall, floor to ceiling fitted wardrobes, radiator, fitted carpet.

BEDROOM 3

Leaded double glazed window to front, coved ceiling with centre rose, picture rail, radiator, fitted carpet.

BATHROOM

2.75m x 2.60m (9' 0" x 8' 6") Great size room with leaded double glazed windows to rear, coved ceiling with inset spotlights, white suite comprising corner panelled bath with chrome taps, shower cubicle with sliding door, large vanity wash hand basin with chrome mixer tap and storage under, low level WC, radiator, fully tiled walls and floor.

REAR GARDEN

Approx. 80' Interesting and very sociable garden as you have tier one with the main paved patio, steps lead you down to the second paved patio leading onto the lawn area, established trees and shrubs, outside light and tap.

INTEGRAL GARAGE & PARKING



Accessed via up and over door and once in, you have a personal door taking straight into the house, power and light, boiler for central heating and hot water. Great driveway to the front for growing families as there is plenty of off road parking for numerous cars.