



Offers Over £425,000 Freehold



Charlton Park Lane, Charlton



## PROPERTY DESCRIPTION

RE/MAX Select are delighted to offer for sale this 3 bedroom terraced house, close to Charlton Station and the A2, schools and amenities, including Charlton Park and Charlton Lido. Situated in a popular residential road, this property further comprises fitted kitchen / breakfast room, living room, family bathroom, and approximately 50ft south-east facing rear garden. Further benefits include double glazing and gas central heating. CHAIN FREE!

Total Internal Area approx: 785.22 sq ft (72.95 sq m). EPC D64

## FEATURES

- Terraced House
- 3 bedrooms
- Living room
- Kitchen / breakfast room
- Family bathroom
- 50ft (approx) south-east facing rear garden
- Double glazing and gas central heating
- Close to amenities and transportation links





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator, understairs cupboards.

#### Living Room

4.04m x 3.57m (13' 3" x 11' 9") Carpeted, fitted cupboards, gas fireplace, double glazed windows.

#### Kitchen / Breakfast Room

5.46m x 2.39m (17' 11" x 7' 10") Laminate flooring; range of wood base units with wood worktops and tiled splashback; stainless steel sink and drainer unit; fitted oven and gas hob; wall-mounted boiler; double glazed windows; space and connections for fridge/Ofreezer; space and connections for washing machine; space and connections for dryer.

#### Lobby

Laminate flooring, storage cupboard.

#### Bathroom

2.36m x 2.11m (7' 9" x 6' 11") Vinyl flooring, w/c; bath with shower-mixer; wash-hand basin, heated towel-rail, wall-mounted vanity unit, radiator, double glazed windows.

### First Floor

#### Landing

Carpeted; access to loft.

#### Bedroom

5.43m x 2.78m (17' 10" x 9' 1") Carpeted; radiator with cover; fitted wardrobes, fitted dressing table, fitted bedside table, storage cupboard, double glazed windows.

#### Bedroom

3.28m x 2.80m (10' 9" x 9' 2") Carpeted, radiator, double glazed windows.

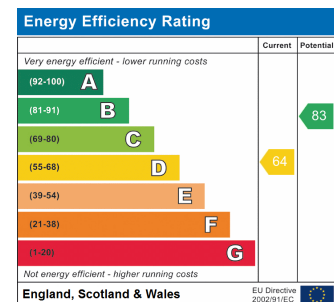
#### Bedroom

2.57m x 2.30m (8' 5" x 7' 7") Laminate flooring, radiator, double glazed windows.

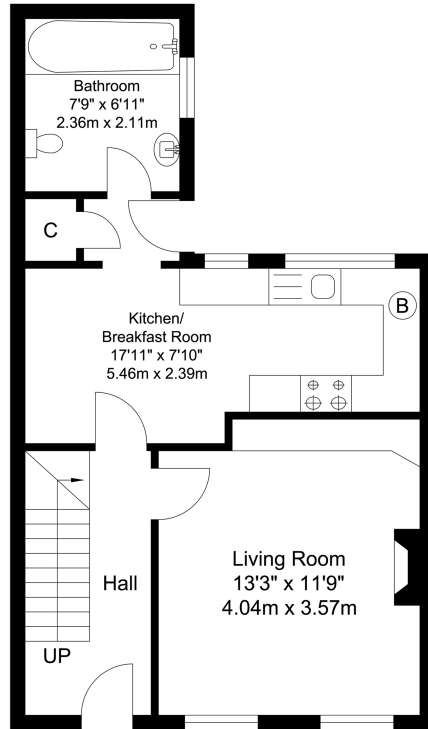
### External

#### Front Garden

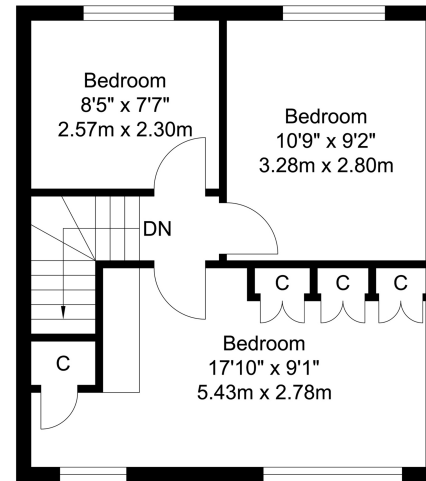
Mature shrubs and bushes.



# FLOORPLAN



**Ground Floor**  
 Approximate Floor Area  
 431.30 SQ.FT.  
 (40.07 SQ.M.)



**First Floor**  
 Approximate Floor Area  
 353.91 SQ.FT.  
 (32.88 SQ.M.)



TOTAL APPROX FLOOR AREA 785.22 SQ. FT / 72.95 SQ. M  
 For Identification Purposes Only.

