



Asking Price £1,300,000 Freehold



31 Little Heath, London SE7 8EB



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-market Edwardian house, situated on a popular residential road close to schools, amenities, and transportation links including Charlton station. This spacious property comprises 6 bedrooms, spacious living room, family room, open-plan kitchen/diner, utility room, downstairs cloakroom, and family bathrooms on the 1st & 2nd floor.

Additional benefits include 12ft high ceilings, 70ft (approx) rear garden, and off street parking for 3 cars. Total Internal Area approx: 2,592 sq ft (240.81 sq m). CHAIN FREE.

FEATURES

- Semi Detached Edwardian House
- 6 Bedrooms
- Spacious Living Room
- Period Features
- 70ft (approx) Rear Garden
- Family Bathrooms on 1st & 2nd Floor
- Downstairs Cloakroom
- Utility Room





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Hardwood flooring, radiator, feature ceiling coving, dado rail, ceiling rose.

Living Room

Hardwood flooring, radiator, double glazed bay window, feature ceiling coving, dado rail, ceiling rose, radiator; fireplace with wood mantle and stone hearth.

Family Room

Hardwood flooring, feature ceiling coving, dado rail, ceiling rose; fireplace with stone heath; double glazed patio door leading to Rear Garden.

Utility Room

Laminate flooring, double glazed windows; range of wood base units with granite-effect worktops; megaflow heating system; space and connections for washing machine; space and connections for tumble dryer.

Kitchen

Tiled flooring, feature ceiling coving, double glazed windows; range of wood wall and base units with marble worktops; stainless steel sink and drainer unit with both mixer and filter tap, gas hobs; extractor hood, oven, integrated microwave, integrated dishwasher; fireplace with wood mantle and stone heath; double glazed patio doors leading to Rear Garden.

Cloakroom

Fully tiled, w/c; wash-hand basin with mixer tap.

First Floor

Landing

Carpeted, radiator, dado rail, storage cupboard.

Master Bedroom

Carpeted, double glazed bay window, radiator, fitted wardrobes; door leading to En-suite Shower Room

En-suite Shower Room

Fully tiled, shower enclosure; wash-hand basin with mixer tap, heated towel-rail.

Bedroom

Carpeted, radiator, double glazed bay window, picture rail, fitted wardrobes.

Bedroom

Carpeted, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, double glazed windows, fitted wardrobes.

Family Bathroom

Fully tiled, double glazed windows, w/c; vanity wash-hand basin with mixer tap; bath with mixer tap, glass shower screen and shower-over.

Second Floor

Study / Bedroom

Laminate flooring, radiator; wood-panelled walls and ceiling, double glazed bay window.

Bedroom

Carpeted, radiator, Velux window.

Bedroom

Carpeted, double glazed windows, radiator.

Shower Room

Fully tiled, w/c; wash-hand basin with mixer tap; bath with mixer tap, glass shower screen and shower-over.

Exterior

Rear Garden

Approximately 70ft; lawn, patio, side access.

Front Driveway

Off street parking for 3 cars.

Summerhouse

Electircal power.

Information

- 0.2 miles (approx) to Charlton Park
- 0.7 miles (approx) to Charlton Station
- Easy access to A2
- Council Tax: Band F

FLOORPLAN



TOTAL APPROX FLOOR AREA 2592.05 SQ. FT / 240.81 SQ. M
For Identification Purposes Only.

