



HARRISON INGRAM

Windy Corner, 101A Birchwood Road, Wilmington,
Kent, DA2 7HQ

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Ankerdine Crescent, Shooters Hill,
London, SE18 3LD**



Offers in Excess of £400,000

Are you looking for a REALISTICALLY PRICED home which offers the SCOPE to UPDATE and IMPROVE to your OWN TASTE & BUDGET in a SOUGHT AFTER LOCATION? If the answer is YES, then READ ON.....

FANTASTIC OPPORTUNITY to be able to purchase not only a realistically priced property but it also comes CHAIN FREE!!!!

SUPERB LOCATION, being within close proximity of many outdoor activities including Oxleas Woods, and the grade II* listed folly of Severndroog Castle, choice of local sporting and leisure facilities including Shooters Hill Golf Course, Tennis Club, Bowls Green, Shrewsbury Houses Community hub and Eaglesfield Green Flag Park.

For families, the property is situated close to sought-after schools including Christ Church CofE and Plumcroft Primary.

There are local shops nearby bus route will take you to Woolwich town centre for more extensive shopping and Elizabeth Line station which offers a service into Docklands, the City and West End which is great for all you BUSY COMMUTERS.

You would also have the choices of other railway stations including Falconwood, Woolwich Dockyard and Woolwich Arsenal which all offer regular services into the City and West End.

Drop over and down the hill into BLACKHEATH VILLAGE which offers an array of boutiques, coffee shops, restaurants and bars.

The accommodation and features include; bright and spacious through lounge/diner, kitchen, three bedrooms, bathroom, front and rear, gas central heating and double glazing

ENTRANCE HALL

UPVC entrance door and frosted sidelight, wood floor to hall and carpet to stairs, radiator, wall light points, understairs storage cupboard.

LOUNGE/DINER

UPVC double glazed bay window to front and UPVC double glazed sliding patio doors with sidelights leading to the garden, coved ceiling, radiator x2, wood flooring, feature fireplace with granite inset/hearth and wooden mantle/surround.

KITCHEN

UPVC double glazed door to garden, base units, built in electric oven and inset 4 ring gas hob, inset stainless steel sink unit with chrome mixer tap, plumbed for washing machine, worktop surface, tiled to splashbacks, boiler for central heating and hot water, electric main fuse box, vinyl flooring.

LANDING

Access to loft, carpet as fitted, wall light point.

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.

BEDROOM 1

UPVC double glazed bay window to front offering views towards London, coved ceiling, radiator, carpet as fitted.

BEDROOM 2

UPVC double glazed bay window to rear overlooking garden, radiator, carpet as fitted, built in wardrobes.

BEDROOM 3

UPVC double glazed window to front, radiator, carpet as fitted.

BATHROOM

Frosted window x2 to rear, white suite comprising panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC, fully tiled walls, tiled floor, radiator.

REAR GARDEN

Paved patio area with steps leading up to further paved tiers, rear pedestrian access.