



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

**Moordown, Shooters Hill, London,
SE18 3NA**



£439,950

Are you looking for a REALISTICALLY PRICED home which offers well presented accommodation in a SOUGHT AFTER LOCATION? If the answer is YES, then READ ON.....

Having been ENJOYED by the SAME FAMILY for MANY, MANY YEARS you can understand why because as soon as you enter this property you immediately FEEL AT HOME and we would suggest internal viewing to fully appreciate.

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, EXTENDED fitted kitchen, THREE GOOD SIZE BEDROOMS, modern bathroom, well stocked and easy to manage rear garden with SUMMER HOUSE, gas central heating and double glazing.

FRONT GARDEN

Easy to maintain tiered garden with shingle.

ENTRANCE HALL

Part glazed entrance door with frosted sidelights, picture rail, fitted carpet to hall and stairs, radiator, understairs storage cupboards housing electric meter.

LOUNGE/DINER

Lovely size through room with double glazed bay window to front and sliding patio doors leading on to the patio with windows to side, picture rail, attractive feature fireplace with log effect fire, radiator x 2, fitted carpet.

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.

KITCHEN



Double glazed window to rear and door leading onto the garden, extensively fitted with matching range of wall, base and drawer units and also incorporating a dresser with display cupboards, electric cooker with extractor above, integrated dishwasher, washing machine, fridge and freezer, ample worktop surfaces, inset 1.5 acrylic sink unit with mixer tap, boiler for central heating and hot water, tiled to splashback areas, tiled floor.

LANDING

Access to loft, picture rail, fitted carpet.

BEDROOM 1



Double glazed bay window to front, range to wall to wall fitted wardrobes with mirror sliding doors, radiator, fitted carpet.

BEDROOM 2



Double glazed bay window to rear overlooking the garden, radiator, fitted carpet.

BEDROOM 3



Double glazed window to front, radiator, fitted carpet.

BATHROOM



Frosted double glazed window to rear, modern white suite comprising "L" shaped panelled bath with chrome taps, independent shower unit, glass shower screen, large pedestal wash hand basin with chrome taps, low level WC, chrome heated towel rail, coved ceiling, extensively tiled walls, vinyl floor covering.

REAR GARDEN



A really welcoming and well stocked garden with paved patio and steps leading up to the lawn area. Wonderful summer house with power and decked patio and incorporating shed.