





Property Features

- SEMI DETACHED
- CUL-DE-SAC
- THREE BEDROOMS
- TWI RECEPTION ROOMS
- 1209 FT²
- 95' GARDEN
- LOTS OF OFF-STREET PARKING
- BETWEEN LEWISHAM & HITHER GREEN
- ROOM TO EXTEND
- SUPER QUIET ROAD

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ROOM

15' 11" x 13' 0" (4.85m x 3.96m)

DINING ROOM

13' 7" x 12' 11" (4.14m x 3.94m)

KITCHEN

15' 0" x 9' 2" (4.57m x 2.79m)

STAIRS TO THE FIRST FLOOR LANDING

BEDROOM ONE

15' 11" x 12' 11" (4.85m x 3.94m)

BEDROOM TWO

13' 7" x 12' 11" (4.14m x 3.94m)

BEDROOM THREE

8' 2" x 7' 8" (2.49m x 2.34m)

BATHROOM

SEPARATE WC

OUTSIDE TO THE REAR

95' (28.96m)

GARDENERS LOO

GARAGE

OUTSIDE TO THE FRONT

Parking for several vehicles Only.

DESCRIPTION

Mark Beaumont estate agents offer this 3 Bedroom 1930's house for sale. The best thing about this house is the location, situated in a rather unknown, almost secret spot, between Lewisham and Hither Green. A tranquil and wide tree lined, a residential cul-de-sac. This is a generous sized house with a big garden and plenty of off street parking. This house has lots of space and therefore potential to extend (STPP). The house has generous proportions and a floor area of 1209ft² (112m²) arranged over two floors with lots of natural light. On the ground floor there is an entrance porch leading to the entrance hall. There are two good sized principle reception rooms and a modern kitchen under stone work surfaces. Upstairs there are two big bedrooms and a smaller third. The bathroom has a separate cloakroom. Outside to the rear there is a 95ft east facing garden with a garage and a 'gardeners loo'. To the front there is off street parking for several vehicles. The house is located fairly near to the centre of Lewisham, but in a really smashing road, it is almost equidistant to Hither Green. This means you have incredible transport available at Lewisham with the DLR, Hither Green and Ladywell. There are popular parks nearby, Manor House Gardens, Manor Park and Mountsfield Park. Blackheath is just about walkable. You have supermarkets, cafes, pubs and restaurants all nearby.

For sale with no chain. Viewings strictly by appointment.

#AskBeaumont

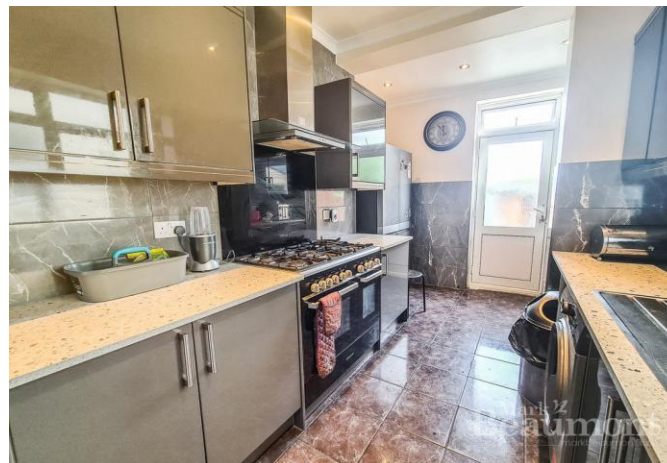
AGENTS NOTE

Council tax band 'E', payable in 22/23 £2220.54

EPC E with potential of C.

For sale with no chain.

Viewings by appointment with the agent.

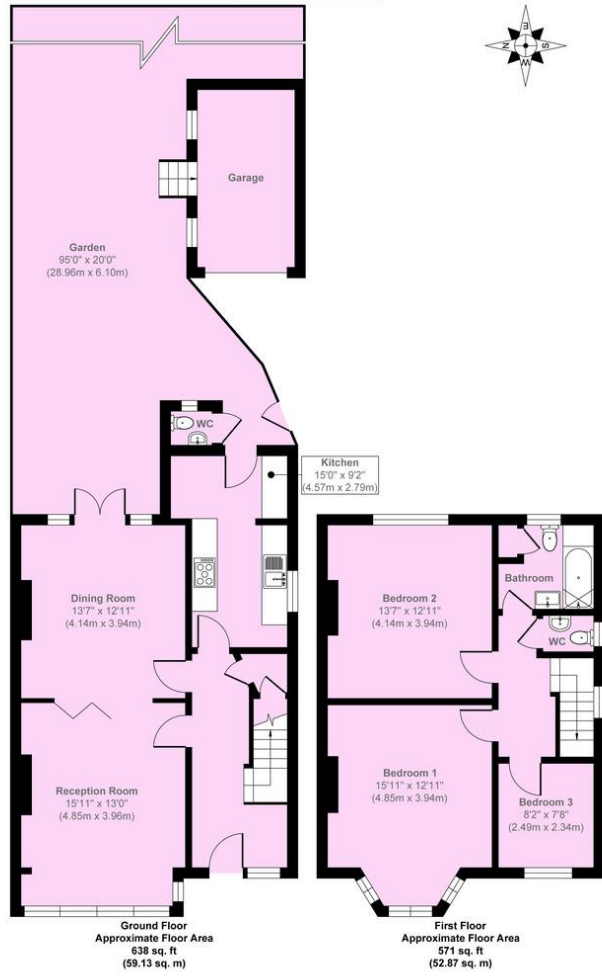




Mark
Beaumont
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College Park Close



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		