



**ELIZABETH FRY PLACE, SHOOTERS HILL, LONDON, SE18 4LA**  
**GUIDE PRICE £500,000-£550,000 FREEHOLD**

**A SUPERB THREE BEDROOM, TWO BATHROOM, MODERN HOUSE WITH ALLOCATED PARKING AND A GARAGE, SET WITHIN THIS POPULAR DEVELOPMENT VERY CLOSE TO OXLEAS WOODS.**

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## DESCRIPTION:

The accommodation comprises; entrance hall with downstairs WC, a good sized kitchen and a large 22' x 15' reception room with double doors to the garden. Upstairs are three bedrooms including a generous master with ensuite bathroom and a second family bathroom. The property further benefits from a delightful 45ft garden, allocated parking space and a garage en-bloc.

This is a lovely home and your immediate viewing is essential.

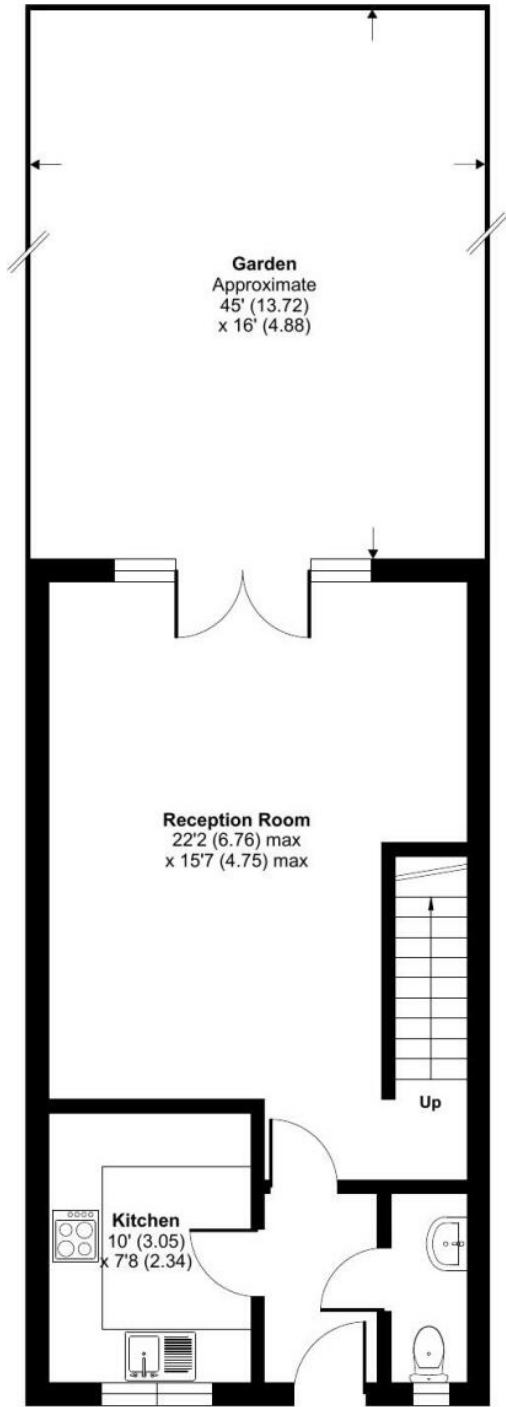
Elizabeth Fry Place is situated a 12mins bus ride to Woolwich DLR and newly opened Elizabeth Line (Crossrail) with direct short journeys to Canary Wharf (7 min), Liverpool Street (14 min) and West End (Bond Street 21 min). Heathrow is 48 min away. The house is also a 15min bus ride to Blackheath, Kidbrooke or Eltham train stations.

There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, gym, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Blackheath Village with its array of boutiques, shops and restaurants is 1.2 miles away.

The property is near a very handy parade of shops including a bakery, cafe, co-op, pharmacy, barbers, hairdressers/nail bar and a dry cleaners. In addition, the house is within walking distance of an Ofsted Outstanding primary school (Cherry Orchard) and many other 'good' primaries are located in the area. The Ofsted "Outstanding" Leigh Academy Blackheath, a secondary school, is within walking distance on Old Dover Road. The house is also in catchment for the Outstanding Harris Academy (3.3miles) Greenwich and Eltham Hill girls school (3.2miles) as well as some of the grammar schools.



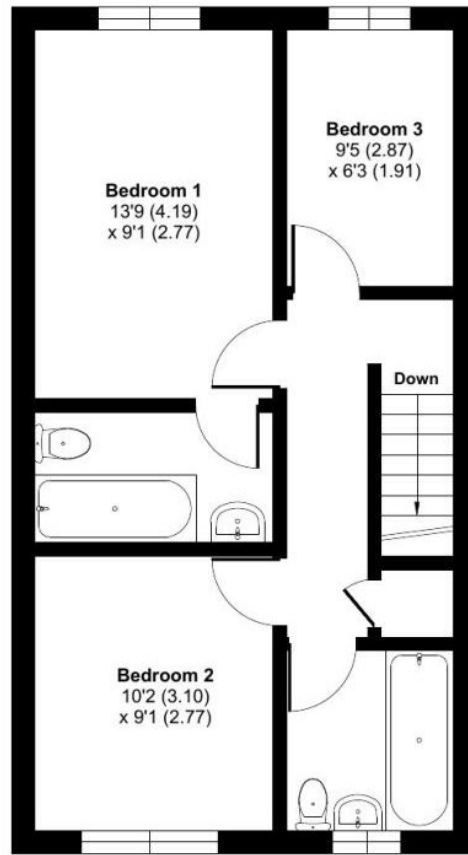




**GROUND FLOOR**



Approximate Area = 920 sq ft / 85.4 sq m  
For identification only - Not to scale



**FIRST FLOOR**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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