



HEATHWOOD GARDENS, CHARLTON, LONDON, SE7
£825,000 FREEHOLD

WE ARE DELIGHTED TO OFFER THIS PRETTY, FOUR BEDROOM, THREE STOREY, FAMILY HOME THAT MEASURES AN IMPRESSIVE 1929 SQ FT AND IS LOCATED ON THIS QUIET AND IMMENSELY POPULAR ROAD, LOCATED JUST EAST OF CHARLTON VILLAGE!

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DESCRIPTION:

We are delighted to offer this pretty, four bedroom, three storey, family home that measures an impressive 1929 sq ft and is located on this quiet and immensely popular road, located just east of Charlton Village!

The property is presented in good order throughout and still retains many of its original features. The accommodation briefly comprises of three large reception rooms on the ground floor, with a lovely modern 12ft kitchen to the rear. Access to the garden can either be from the kitchen or middle reception room. Upstairs there are four double bedrooms, which includes the master room in the loft conversion, two bathrooms and a utility room/WC on the first floor. Benefits include hard wood flooring on the ground floor, feature fireplaces and eaves storage. To the rear is a stunning west facing garden that is part paved, with lawned area, vegetable patch and shed.

Heathwood Gardens is certainly considered one of the very best roads in the Charlton area. Not only is it a quiet road, but it's also in close proximity to the village centre, plus the local retail park, which features a large Sainsbury and M&S. It's only a five minute bus ride or 15 minute walk to the Elizabeth line and DLR at Woolwich. Your earliest viewing is recommended.

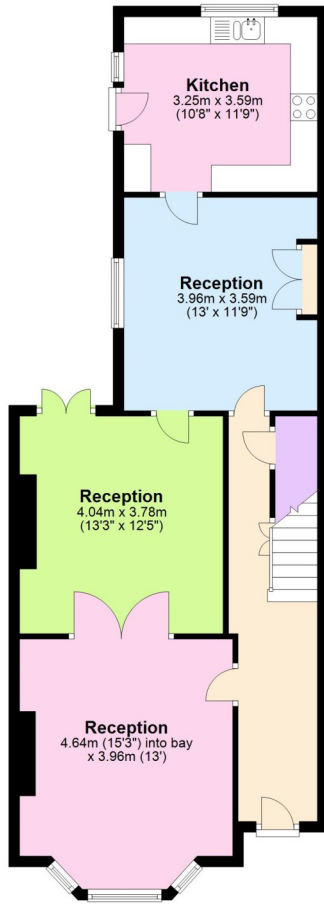
AT A GLANCE

- Beautiful family home
- Mid terrace Victorian
- four double bedrooms
- three reception rooms
- three storey
- two bathrooms
- utility room/WC
- pretty rear garden
- c1929 sq ft
- 12ft fitted kitchen
- quiet and popular road

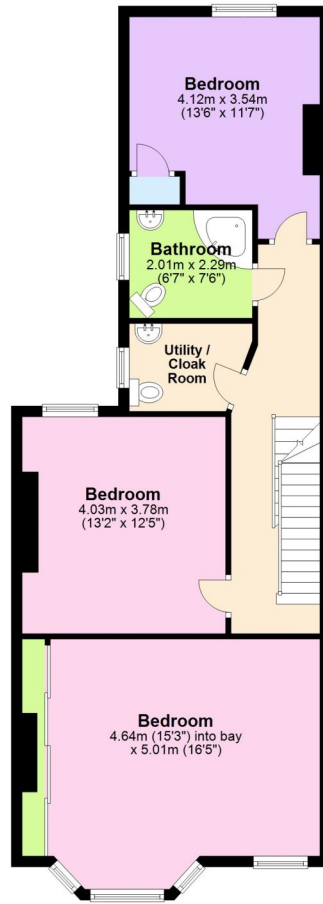




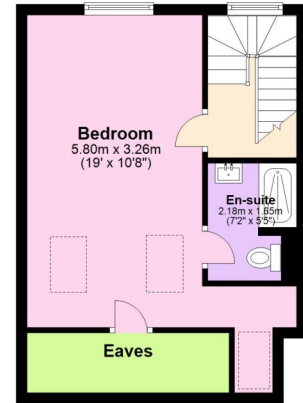
Ground Floor
Approx. 72.0 sq. metres (775.5 sq. feet)



First Floor
Approx. 72.6 sq. metres (782.0 sq. feet)



Second Floor
Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 179.2 sq. metres (1929.1 sq. feet)

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
52	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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