



TRAFALGAR GROVE, GREENWICH, LONDON, SE10
£1,250,000 FREEHOLD

AN ABSOLUTELY STUNNING FOUR BEDROOM, THREE STOREY, MODERN FAMILY HOME, THAT HAS BEEN RECENTLY EXTENDED AND LOVINGLY REFURBISHED BY THE CURRENT OWNERS. MEASURING AT 1290 SQ FT AND FEATURING OFF STREET PARKING!

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DESCRIPTION:

An absolutely stunning four bedroom, three storey, modern family home, that has been recently extended and lovingly refurbished by the current owners. Measuring at 1290 sq ft and featuring off street parking!

Presented in beautiful condition throughout, the property briefly comprises a magnificent 26ft kitchen and living space on the ground floor, which leads to the garden via trifold doors. The kitchen area has been built to an extremely high standard, with excellent storage and fitted whitegoods. The reception area is spacious with skylight windows. The ground floor also features a WC and a study room to the front. Upstairs there are four double bedrooms, a lovely family bathroom and ensuite. The garden to the rear is east facing with astro turf and low maintenance. The property hugely benefits from off street parking!

Trafalgar Grove really is the perfect location as it quietly sits on the cusp of West and East Greenwich. The town centre is just moments away, offering a fantastic assortment of shops and restaurants, along with the popular market place, mainline rail, riverboat service and DLR. Maze Hill rail station is also a few minutes away as are the gates of The Royal Park, with its Observatory! Your earliest viewing is highly recommended.

AT A GLANCE

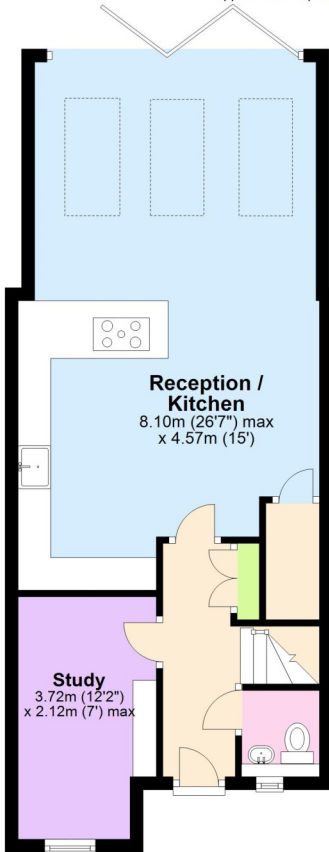
- stunning family home
- four double bedrooms
- three storey
- two bathrooms
- extended to rear
- outstanding kitchen/living room
- off street parking
- study room
- east facing garden
- moments from the Royal Park





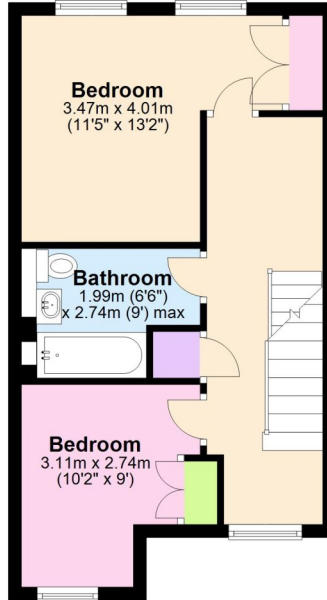
Ground Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



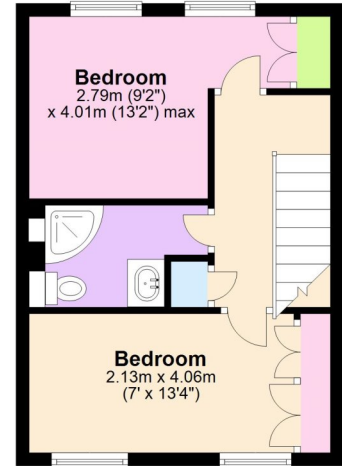
First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Second Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



Total area: approx. 119.9 sq. metres (1290.9 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 (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	88
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: tbc

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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