



**KENILWORTH GARDENS, SHOOTERS, LONDON, SE18 3JB**  
**£600,000 FREEHOLD**

**A SUPERB AND LARGER THAN USUAL THREE DOUBLE BEDROOM, TWO BATHROOM, MODERN HOUSE SPANNING THREE STOREYS WITH AN INTEGRAL GARAGE, OFF STREET PARKING AND LOVELY GARDEN WITH THIS POPULAR CUL-DE-SAC AT THE TOP OF SHOOTERS HILL, CLOSE TO OXLEAS WOODS.**

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## DESCRIPTION:

The accommodation comprises to the ground floor; entrance porch, reception room, large kitchen, and downstairs cloakroom (WC). Upstairs is a large 17'3 x 15'1 reception room and a double bedroom with built in wardrobes and modern shower room. The top floor provides two large double bedrooms, both with built in wardrobes with the master having ensuite bathroom. As well as off street parking to the front drive, on the ground floor is an integral garage with rear access from the kitchen. Many neighbouring properties have converted the garage to create additional kitchen/reception space which also enables the creation of a fourth bedroom. To the rear is a delightful 35ft garden with paving, flower beds, mature shrubs and rear access gate with direct access in Oxleas Woods. The property is in good decorative order with engineered wood flooring (first floor), wood laminate flooring (downstairs reception room), gas central heating and double glazing throughout.

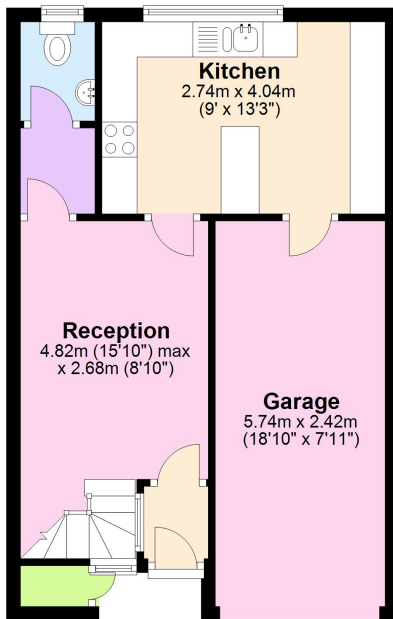
Kenilworth Gardens is a delightful cul-de-sac nestled on the highest point in London, which offers ample bus links into Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés and shopping facilities. You are also surrounded by many green spaces including the historic Oxleas woods, Eaglesfield Recreation Ground and Shooters Hill Golf club & Lawn Tennis club. The iconic Serverndroog castle is only a short walk away so you can enjoy breathtaking views from one of the highest points in London and enjoy the popular tea rooms. Falconwood rail station, with trains to Cannon St, Charing Cross and Victoria, is reached by a pleasant walk through Oxleas Woods. The newly opened Elizabeth Line (Crossrail) is a 15 minute bus ride away in Woolwich - then Tottenham Court Rd is about 20 mins - with 12 trains an hour at peak times. Woolwich has DLR, rail and Thames Clipper services. Blackheath station also within easy reach with a frequent bus service stopping just around the corner (3 mins walk from the door). The current vendor has also been able to check-in at London City Airport within 35 mins of leaving the house using only the bus and DLR. Bus links to all stations are all very frequent (buses 89/486/244). There are several very good local primary schools including Christ Church (which is Ofsted outstanding) within walking distance, very good secondary schools in Greenwich borough and grammar schools in Bexley borough.





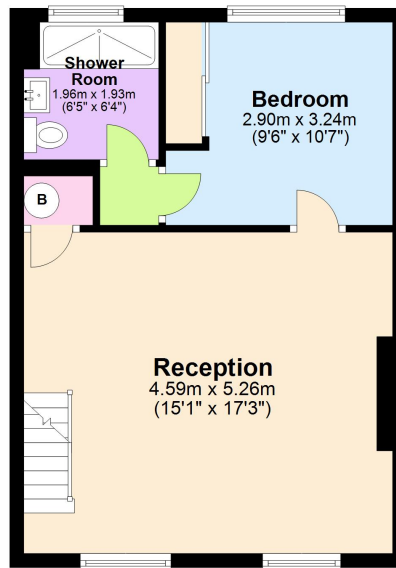
### Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



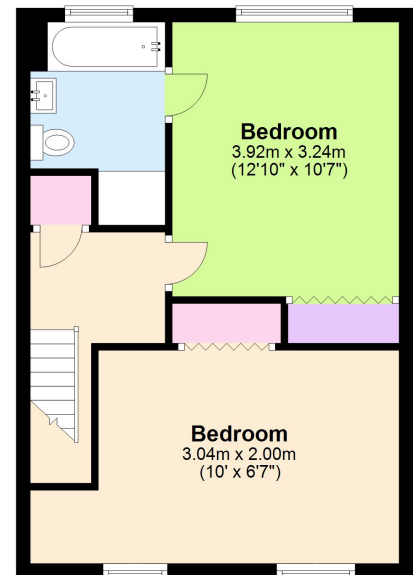
### First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



### Second Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 123.3 sq. metres (1326.8 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. 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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