



CROSIER CLOSE, BLACKHEATH, LONDON, SE3 8NT  
**£995,000 FREEHOLD**

**A STUNNING AND MUCH IMPROVED, FOUR BEDROOM, THREE BATHROOM, THREE RECEPTION ROOM, DOUBLE FRONTED DETACHED HOUSE WITH A SOUTH FACING GARDEN AND OFF STREET PARKING, SET WITHIN THIS SOUGHT AFTER GATED DEVELOPMENT.**

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**Winkworth**





## DESCRIPTION:

The accommodation briefly comprises; an entrance hall with understairs storage, a large 15'2 x 10'11 living room with bay window and fireplace and interconnecting double doors to a newly installed and very attractive 21'3 kitchen diner, a separate utility room and downstairs WC. There is a third reception room downstairs which has been converted from the rear 70% of the garage with ample garage storage retained to the front. Upstairs are four bedrooms including; a very large 15'4 x 11'2 master with built in wardrobes and ensuite shower room, a 15'4 x 9'0 second double with newly fitted ensuite bathroom, a 12'11 x 9'0 third, again with ensuite shower room and a fourth smaller bedroom. To the rear and with side access is a beautiful 40ft x 32ft south facing garden with patio, artificial lawn and shed. There is off street parking to the front for two cars.

This stylish home is in excellent decorative order with features including; double glazed windows, gas fired central heating and air conditioning.

This is a wonderful modern home and your immediate viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Crosier Close is a sought after gated private estate with similar family homes and the use of extensive communal grounds. It is 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.



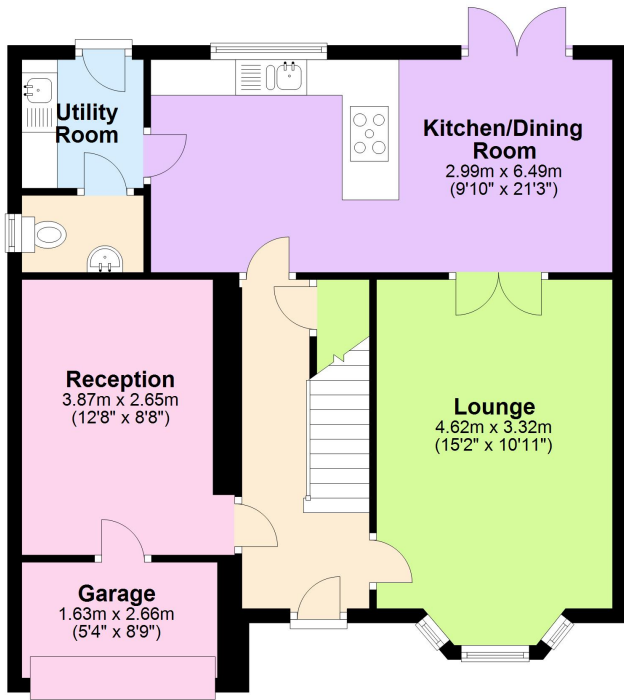






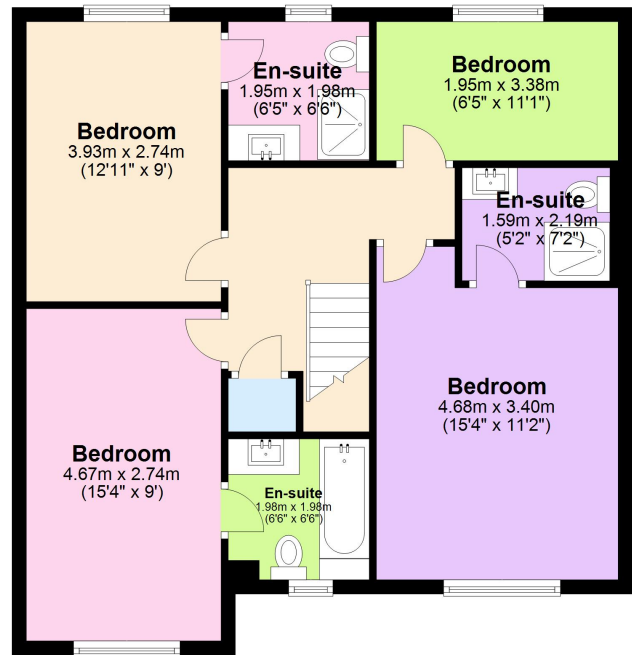
### Ground Floor

Approx. 67.8 sq. metres (729.3 sq. feet)



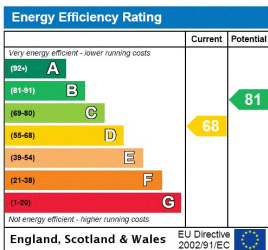
### First Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



Total area: approx. 134.1 sq. metres (1443.8 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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