



KELWAY ROAD, BLACKHEATH, LONDON, SE3 8PL  
**£475,000 FREEHOLD**

**A SPACIOUS AND WELL PRESENTED THREE BEDROOM HOUSE SPANNING JUST OVER 1,000 SQ.FT WITH A LARGE GARDEN AND LOCATED 0.77 MILES FROM KIDBROOKE MAINLINE STATION.**

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## DESCRIPTION:

The accommodation comprises; entrance hall, 14'0 x 13'7 reception room, a large separate modern kitchen, sun/garden room to the rear and a downstairs WC and storage. Upstairs is a large 14'4 x 13'5 master bedroom, a second double bedroom, generous third single bedroom and a modern family bathroom. To the rear is large 45ft garden with patio, deck, flower beds, shed and side access. Features include gas fired central heating and double glazed windows.

We anticipate the property to be extremely popular so your earliest viewing is highly recommended.

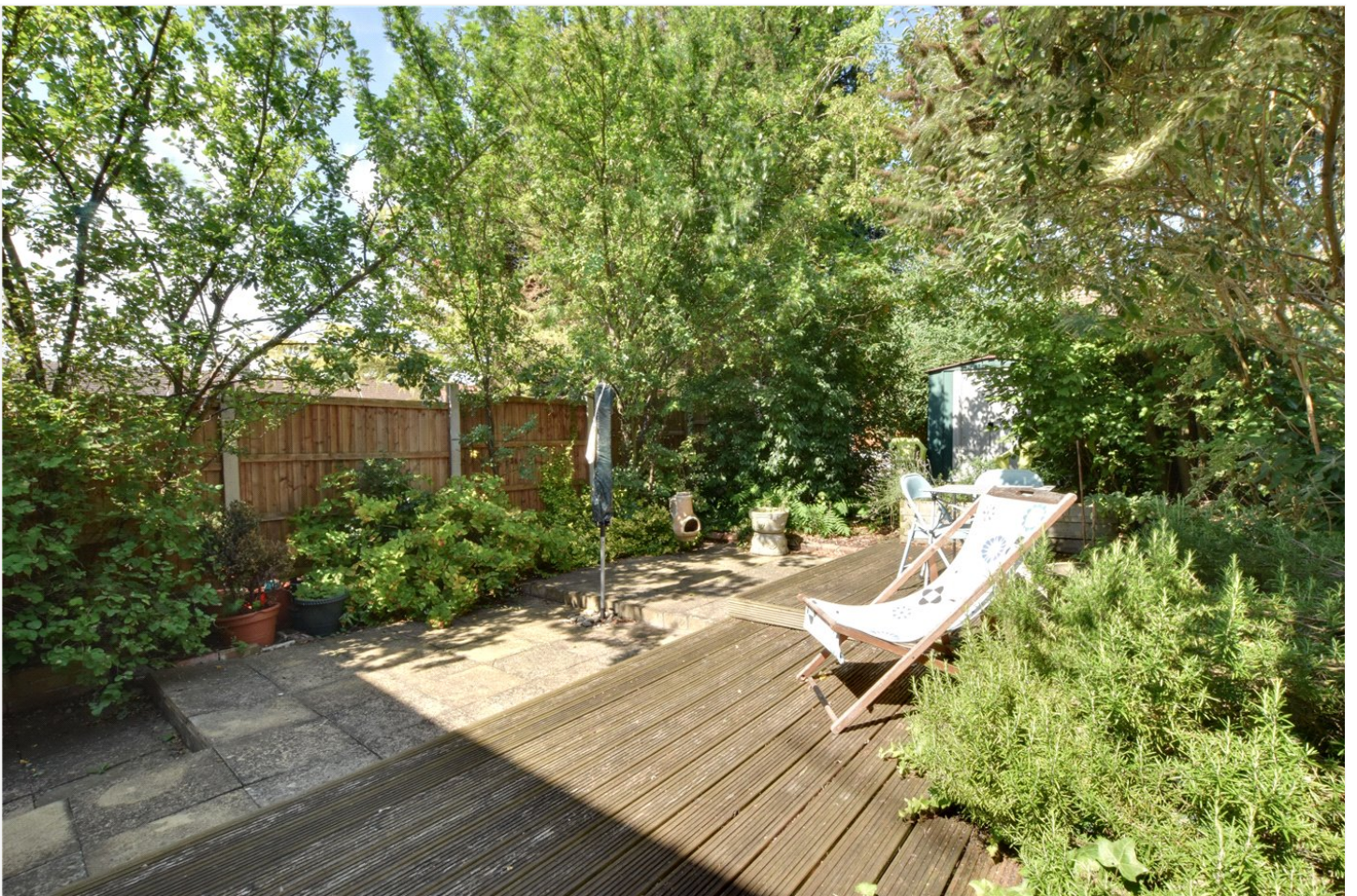
The property is conveniently located just 0.77miles from Kidbrooke Mainline station and is just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. The property is located 1.35 miles to Blackheath Village (one stop on train) with its array of boutique shops, bars and restaurants. There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, 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.

## AT A GLANCE

- house
- three bedrooms
- very good condition
- garden/sun room
- large garden
- modern kitchen
- popular location



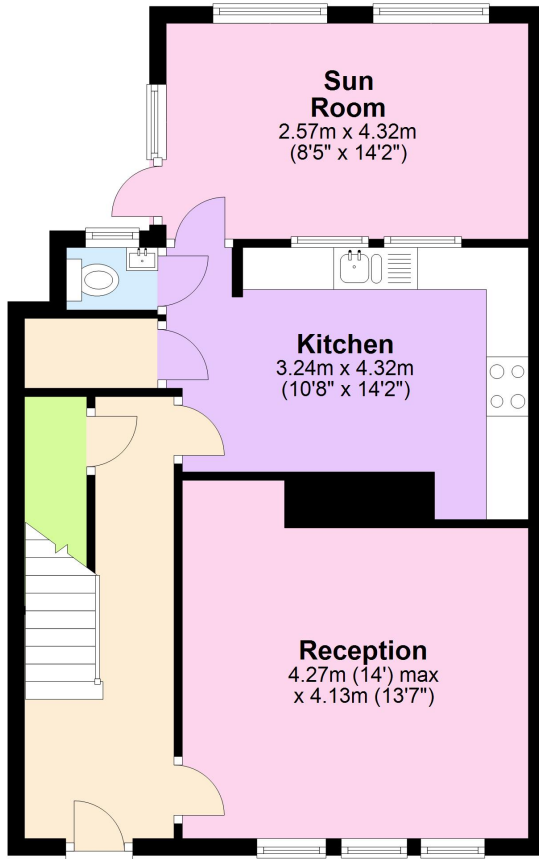






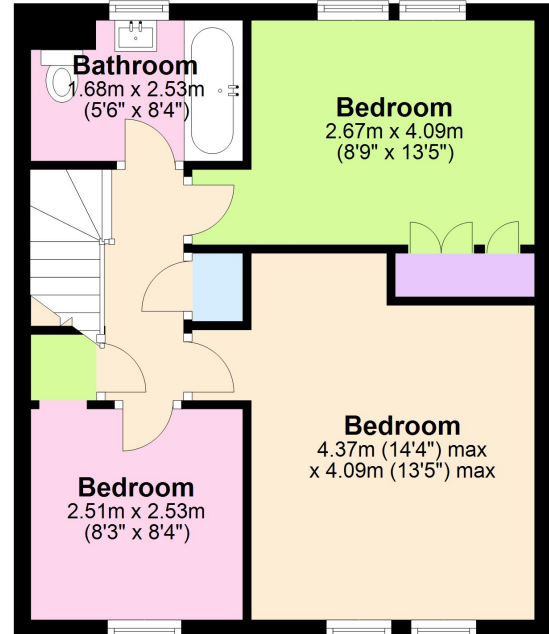
## Ground Floor

Approx. 53.6 sq. metres (576.8 sq. feet)



## First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 96.5 sq. metres (1039.0 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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