



## Shearman Road, Blackheath SE3

**£750,000 Freehold**

A spacious three bedroom semi detached Gough Cooper house situated on the edge of Blackheath village and within 1/2 mile of the station in a quiet, much sought after leafy residential road. The house has been owned and lovingly maintained by the same family since built. It has a drive offering off street parking for two cars and covered car port to the front, two reception rooms, good sized kitchen and downstairs cloakroom. The house had a new roof new two years ago and has Fischer remote control electric heating system. It has many original features including wooden parquet flooring throughout the ground floor currently covered by fitted carpets.



# KERSHAW'S



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## Entrance

Open front garden with mature planting and drive leading down to car port and front entrance. Gate to the side with covered porch to the side of the house.

## Hallway

Front door opens on to spacious entrance hall with door to side of the house into the covered side porch. Large understairs storage cupboard with hanging rail and shelves. Hot water tank.

## Kitchen

L shaped room with a range of wall and base units in cream and light wood. Freestanding gas oven, hob and grill. Lino flooring. Large double glazed casement window overlooking the garden. Plumbed for washing machine. Inset stainless steel sink and drainer with chrome mixer tap.

## Reception Room

Bright sunny room with wide double glazed casement picture window to front. Fitted carpets. Radiator. Electric coal effect fire.

## Dining Room

Floor to ceiling picture window over looking the rear with door leading through to the garden. Fitted carpets. Radiator. Door leading to kitchen. Original open stairs leading up to the first floor.

## WC

White suite with WC and cistern, sink with chrome taps. Opaque double glazed casement window to the side.

## First Floor

### Bedroom One

Wide double glazed casement window and floor to ceiling window to the front. Large fitted walk in storage cupboard with shelving. Fitted carpet. Radiator

### Bedroom Two

Two double glazed casement windows overlooking the rear garden. Built in double wardrobe. Fitted carpet. Radiator.

### Bedroom Three

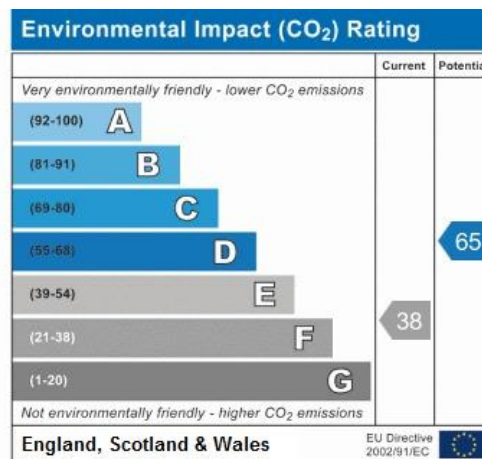
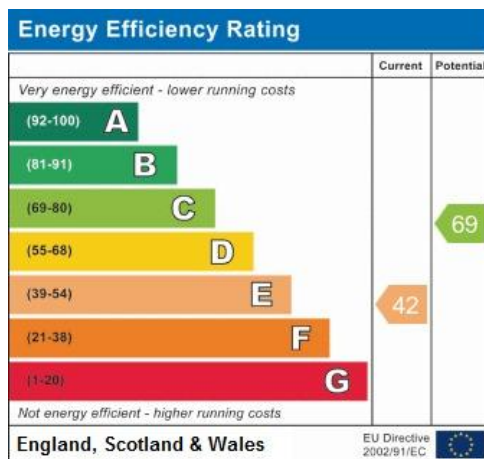
Double glazed casement window overlooking the rear garden. Fitted carpet. Radiator

## Bathroom

Opaque double glazed casement window to the front. White suite with bath and chrome mixer taps with hand held shower. Large vanity base unit with inset sink and chrome mixer taps. WC and cistern.

## Garden

Sunny enclosed rear garden with brick wall to one side and new fencing to the other. Large wooden garden shed. Bordered with mature shrubs and rose bushes and centre laid with large stones. Enclosed covered porch area to the side of the house with secure doors to both front and back.



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## Shearman Road, SE3

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.