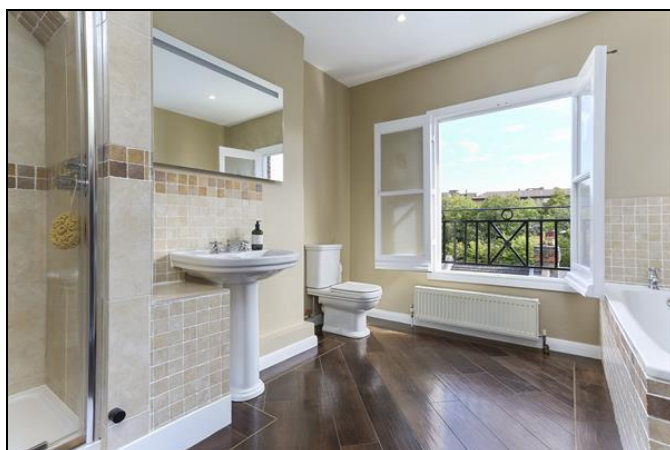




Southvale Road £1,050,000 Freehold

Beautifully presented period home in this sought after road in the centre of Blackheath Village offered with no onward chain. The property is offered in pristine condition having recently been updated with exceptional design features and period detail. To the first floor is the Main Bedroom and large luxury bathroom. To the ground floor are the living room and second bedroom plus cloakroom. To the lower ground is the open plan dining, living and beautifully fitted and equipped kitchen. Separate utility room fitted as the kitchen. An attractive sunny south facing courtyard garden leads off the kitchen.

KERSHAW'S



Steps lead up to the solid wood entrance door.

Entrance Hall

Ceiling cornice and skirtings, radiator, original central arch corbel.

Reception Room

Wide angle bay window to front, original ceiling cornice and skirtings, open fire place with cast iron surround fitted with a gas real flame coal fire. Fitted carpet, cast iron radiator.

Bedroom Two

Set at the rear of the house overlooking the garden with full height wide casement window and Juliette balcony, two floor-to-ceiling built-in cupboards; one housing the hot water cylinder, and the other a wardrobe.

Half Landing

Cloakroom

On the half landing is located the cloakroom comprising white suite with chrome fittings, low flush WC, wall mounted hand basin, casement window to rear and cast iron radiator.

Lower Ground Floor

Open plan Dining/Living/Kitchen

Living and dining area has a wide angled bay window to the front, wall mounted gas real flame coal fire, wired for lights, fitted carpet, door opening into an external storage cupboard, radiator.

Open plan to the Kitchen

Recently fitted stylish kitchen in white matt with quartz worktops and solid oak flooring. One and a half bowl sink unit with mixer taps, and integrated Neff appliances including oven, induction hob, dishwasher and fridge/freezer. Beautifully fitted base unit drawers that are wide and deep, fitted glass shelving, integrated low voltage ceiling lights. Leading to an attractive south facing courtyard garden accessed through the kitchen via double doors.

Utility Room

Fitted identically as kitchen, deep stainless steel sink unit with mixer tap, deep drawer units, quartz worktops, plumbed for washing machine, wall mounted Ideal boiler for the gas central heating, plus time switch, small casement window to the rear.

First Floor

Half Landing

Casement window to rear, landing has access to the majority boarded and insulated loft with pull down ladder and electric light.

Bedroom One

Double sash windows to the front, ceiling cornice, radiator, cherry wood fitted wardrobes running the length of one wall with hanging rails, shelving and top storage units.

Bathroom

Lovely large recently updated bathroom with a period style white suite and Fired Earth tiling throughout. Limestone tiled enclosed bath with period style taps, low flush W.C, period style pedestal wash hand basin and separate, large walk-in Hansgrohe shower. Large casement window to the rear with Juliette balcony opening to lovely views to the roof tops of Blackheath village. Heated towel rail, Karndean flooring, low voltage ceiling lights.

Exterior

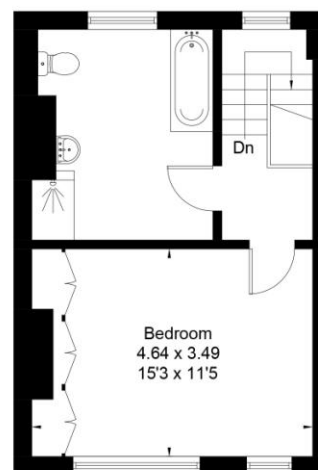
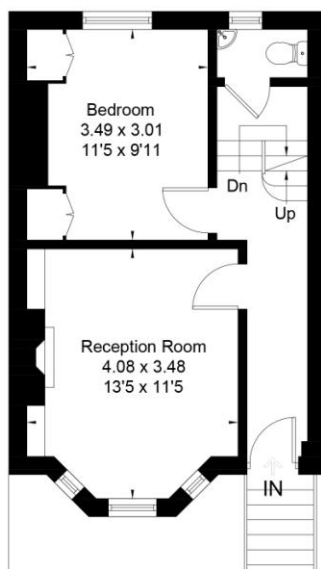
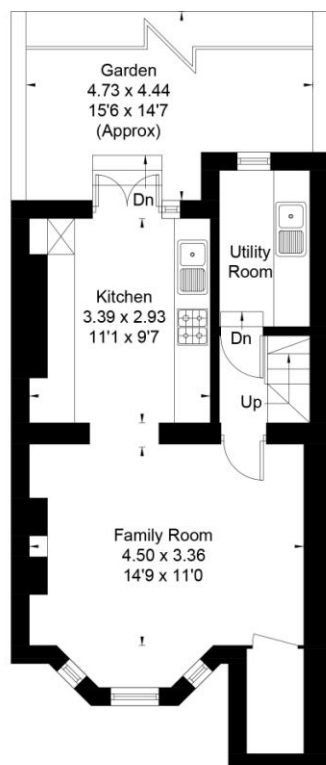
Delightful sunny south facing courtyard garden enclosed with timber fencing with trees and shrubs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. **VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922**

Approximate Area = 104.2 sq m / 1122 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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