



## Perks Close £695,000 Freehold

Recently extended and entirely refurbished house in this small close just off Blackheath Village. The current owners have carried out an extensive renovation programme, professionally designed with high quality fixtures and fittings. Now comprising Extended Living Room with bifold doors to the sunny garden - Fitted Kitchen/Breakfast Room - Ground Floor Cloakroom - Main Bedroom with En-Suite and two further double bedrooms - one being in the loft conversion. Lovely family bathroom. Some features include Sanitaryware by Duravit - Bamboo flooring to the ground floor - 100% wool fitted carpets upstairs - Lovely sunny rear garden and residents parking. Located minutes from Blackheath Village and Station and the open heath.

# KERSHAW'S



Contemporary oak timber door to Entrance Hall. There is a bamboo floor throughout the ground floor. Radiator Door to:

### Kitchen Dining Room

Kitchen fitted in cream units with chrome handles and solid beech worktops. Base units, wall units and drawer cabinet. One and a half bowl sink unit with mixer tap, space for cooker. AEG extractor hood, plumbed for washing machine, integrated dishwasher, integrated fridge/freezer, sealed double glazed window to front. Dining area with radiator and large pantry, large understairs storage cupboard.

### Living Room

Extended at the rear with powder-coated aluminium bi-fold doors and triple velux roof lights, opening onto the sunny rear garden, wall mounted radiator.

### Cloakroom & Downstairs WC

Solid high-density bamboo pocket door. White Duravit white suite with chrome fittings, low flush W.C, wall mounted handrinse basin, radiator. Honeycomb white porcelain floor and wall tiles, extractor fan, radiator.

### First Floor Landing

Fitted carpet.

### Bedroom One

Sealed double glazed casement windows to rear overlooking the garden. Radiator, fitted carpet.

### En-Suite

Duravit suite in white with chrome fittings, large shower cubicle with glass screen and thermostatic shower controls, wall mounted washbasin, low flush W.C, heated towel rail, walls in natural limestone and white porcelain floor tiles.

### Bedroom Two

Sealed double glazed casement window to front, radiator, fitted carpet.

### Family Bathroom

Duravit suite in white with chrome fittings, bath with thermostatic mixer tap and over bath shower and curved screen. Low flush W.C, large washbasin in vanity unit, natural stone wall and floor tiles.

### Second Floor

### Bedroom Three

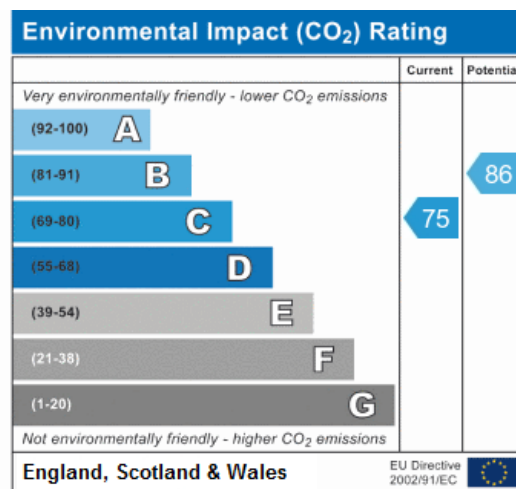
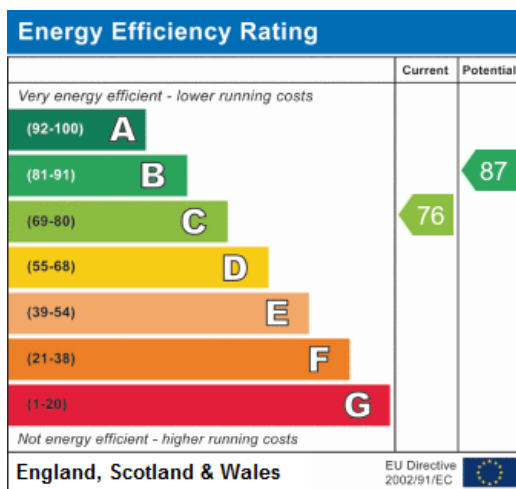
Pitched ceiling with Velux roof windows to both front and rear, fitted carpet and radiator, eaves storage cupboards front and rear.

### Exterior

Lovely sunny Southwest-facing rear garden, with raised borders growing herbs and vegetables, brick pathway leading to rear dining terrace, shed.

### Front Garden

With raised border, shrubs and flowers, space for a bike store.



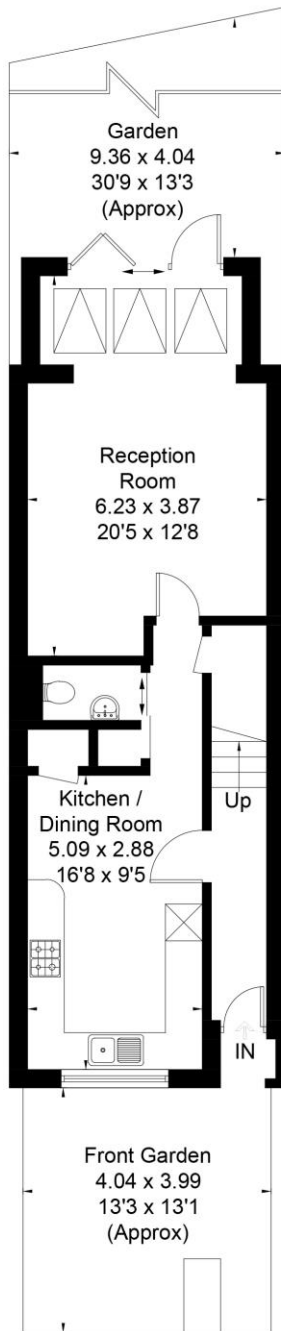
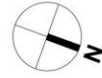
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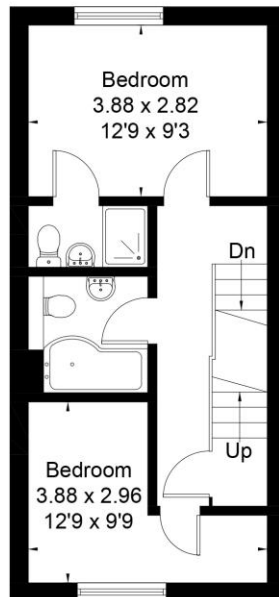


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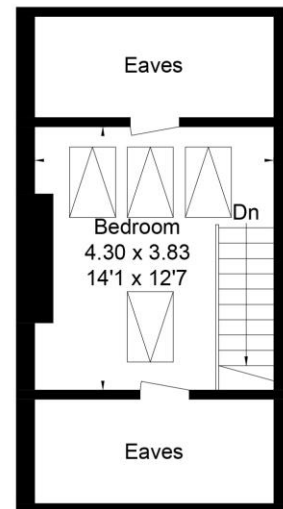
Approximate Area = 115.4 sq m / 1242 sq ft  
(Including Eaves)



Ground Floor



First Floor



Second Floor

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