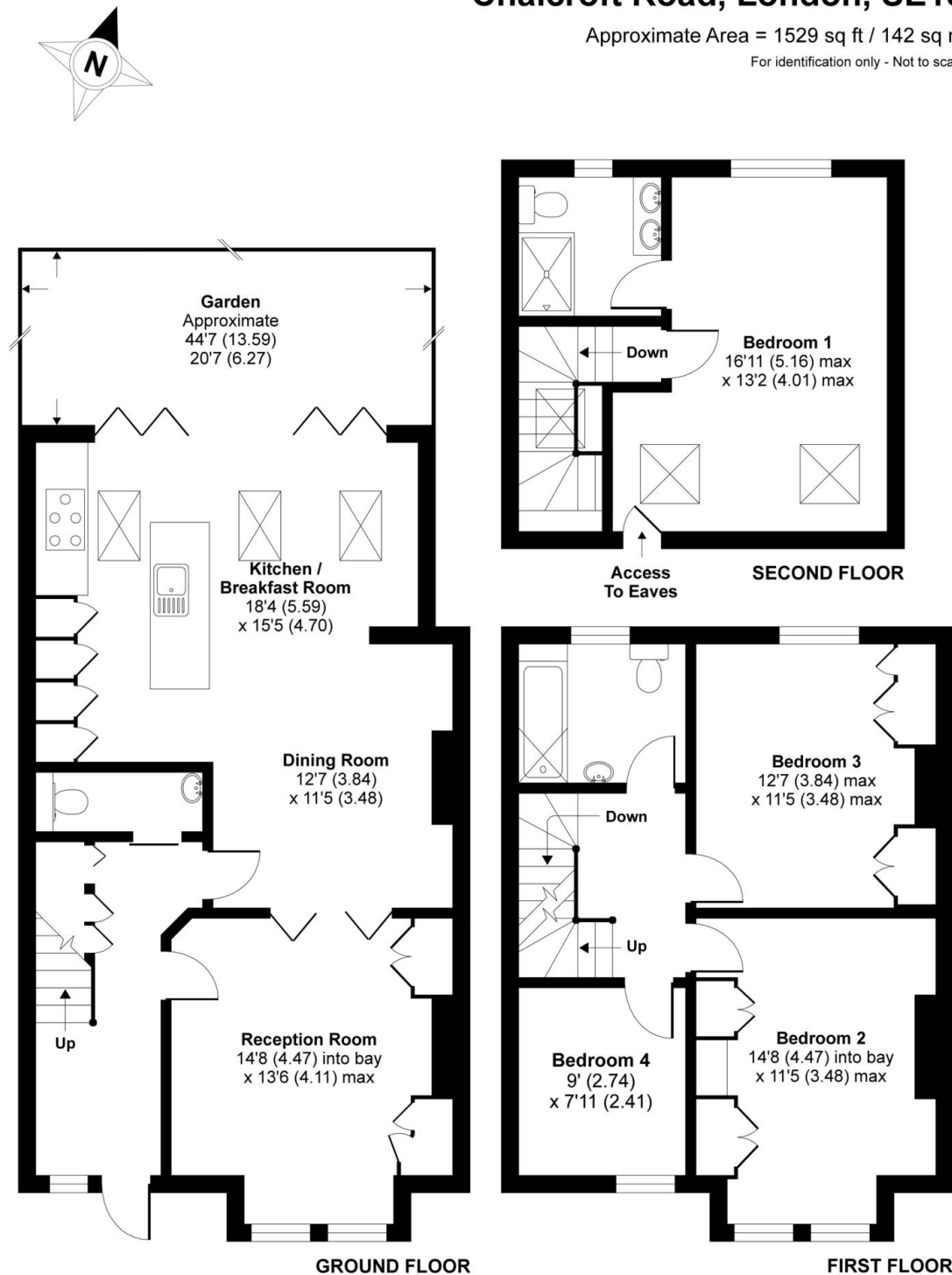


## Chalcroft Road, London, SE13

Approximate Area = 1529 sq ft / 142 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for John Payne. REF: 725571

### AGENTS NOTE

John Payne as our agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.



**GP £1,100,000 F/H**



## Beautiful Four Bedroom Family Home

- Four Bedrooms
- Ground Floor WC
- Garden
- Viewing Recommended
- Open Plan Kitchen/Living Space
- Two Bathrooms
- Sought After Location
- EER E



Chalcroft Road Hither Green SE13

A stunning four bedroom Edwardian terraced family home situated in one of the most sought after roads in the area close to Hither Green train station and Manor House Gardens. This beautiful home has been extended to the rear to create a superb open plan kitchen with central island and spacious dining/living space and the loft has also been converted to make the master bedroom with en-suite.

Accommodation briefly comprises entrance hall, ground floor WC, front reception room, open plan fitted kitchen/living space with bi-folding doors leading to the rear garden, four bedrooms, bathroom and en-suite shower room. Externally there is a 44ft rear garden with patio and wooden decked areas.

Situated in a family friendly area with a selection of Ofsted rated ‘outstanding’ schools close by and ample green space provided by numerous parks including Manor House Gardens. Conveniently located for local shops including a Sainsbury’s, the popular Station and Lord Northbrook Public Houses and a number of restaurants plus Hither Green Station with trains to London Bridge, Canon Street and Charing Cross. Blackheath Village is also easily accessible.

Energy efficiency rating E

GP £1,100,000 F/H

