



## **Foxes Dale, Blackheath, SE3 9BD**

### **£ FREEHOLD**

Built by Span in 1967, one of only 13 of Eric Lyons Architects Type R design on the private Cator Estate. The Type R is the largest of the Span houses built locally, approximately 1275 internal square feet over three floors giving four bedrooms and two large reception spaces; a sitting room on the first floor (with double doors connecting to bedroom three to create an enormous entertaining space) and the living/dining room on the ground floor with glazed doors to both the kitchen and the walled rear garden, at the end of which is a door into the back of the garage.

This house retains many original features; unaltered internal walls, doorways, windows, cupboards and kitchen units too. There has been some modernisation, notably the bathroom, shower room and cloakroom have all been refitted and there is a modern gas combination boiler. Collectively the estate recovered all their roofs with added insulation in recent years.

Foxes Dale runs south off Blackheath Park, this house on the east side at the top of the road, a very pleasant, less than ½ a mile walk from Blackheath Village and Station.

THE ACCOMMODATION COMPRISES ● Entrance Hall ● 2 Reception Rooms ● Kitchen ● 4 Bedrooms ● 2 Bathrooms ● Separate W.C. ● Garden ● ● ● Full Gas Central Heating ● ● Garage ●

**Foxes Dale, Blackheath SE3 9BD**  
**The accommodation comprises**

<b>GROUND FLOOR</b>	Door to...
<b>Entrance Lobby</b>	Glazed door and partition to inner hall and door to...
<b>Cloakroom</b>	Well fitted with wall-hung W.C. and basin with chrome pillar tap, marble tiled walls and floor and window to the front.
<b>Entrance Hall</b>	Stairs to first floor, cupboard beneath, laundry cupboard and cloaks cupboard. Glazed panel and door to...
<b>Living/Dining Room</b>	Floor-to-ceiling windows and glazed door opening onto the rear garden, glazed partition and sliding door to...
<b>Kitchen</b>	Fitted with original wall and floor units and heavy stainless steel 1½ bowl sink. Windows to the front.
<b>FIRST FLOOR</b>	
<b>Reception Room</b>	Stairs from ground floor arrive directly into this room. Floor-to-ceiling windows overlook the rear garden, double doors open into bedroom three enabling occasional open planning and glazed door to...
<b>Landing</b>	Doors to shower room and bedroom three
<b>Bedroom 3</b>	Floor-to-ceiling windows to the front
<b>Shower Room</b>	Tiled with thermostatic shower and window to the front
<b>SECOND FLOOR</b>	
<b>Landing</b>	Lit by opening skylight, overstairs cupboard housing 'Worcester' gas combination boiler, built-in linen cupboard, doors to the bedrooms and bathroom.
<b>Bedroom 1</b>	Great light from west-facing windows (front), built-in double wardrobe
<b>Bedroom 2</b>	A near square double aspect room
<b>Bedroom 4</b>	Window to the rear, built-in wardrobe
<b>Bathroom</b>	Refitted with a contemporary style white suite comprising; wall hung W.C., basin with integrated shelf and bath with thermostatic shower over and tiled walls surrounding. Windows to the front.
<b>EXTERIOR</b>	
<b>Rear Garden</b>	35' in depth, walled to either side, astro-turfed with raised lavender bed, sunken trampoline and pedestrian door at the far end into...
<b>Garage</b>	16'11" x 8'9" electric up-and-over door, electric light and power.

**SERVICE CHARGE: £333 per quarter (includes Cator contribution, excludes sinking fund)**

**PRICE: £ FREEHOLD**

**VIEWING: Strictly by appointment through  
COMBER & COMPANY - 020 8318 9666**

**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**



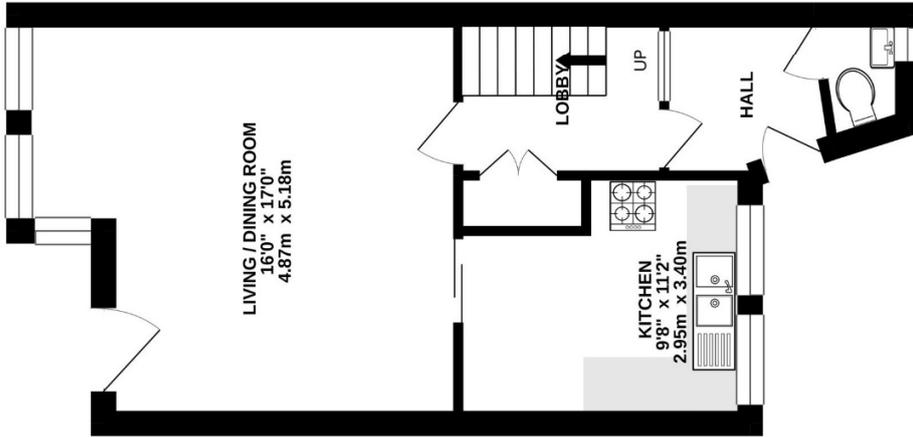




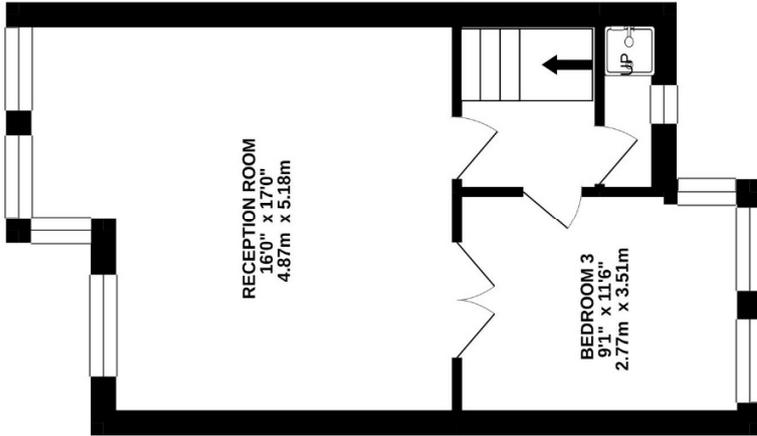




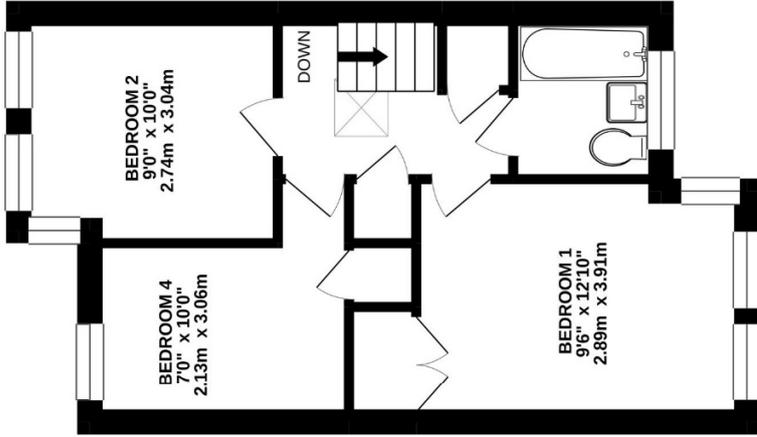
GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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