



## **Blackheath Vale, Blackheath, SE3 0TX**

### **£ FREEHOLD**

A charming Victorian house in an idyllic cul-de-sac on The Heath, 20 yards from All Saints Primary School. The house is built on a larger footprint than most in the road, with a deeper two storey projection to the rear giving an unextended 1100 gross internal square feet and providing three good bedrooms and two well fitted bathrooms upstairs. On the ground floor is a 25' through reception room with bay window & fireplace, a large kitchen/dining room with doors to the courtyard garden and a utility room.

The centre of Blackheath Village and railway station are a pleasant 300 yard walk across The Heath.

THE ACCOMMODATION COMPRISES ● Entrance Hall ● Through Reception Room ● Kitchen/Dining Room ● Three Bedrooms ● Two Bathrooms ● Courtyard Garden ● Gas Central Heating ● Utility Room ●

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**The accommodation comprises**

<b>GROUND FLOOR</b>	Recessed porch door to...
<b>Entrance Lobby</b>	Door to..
<b>Entrance Hall</b>	Original bare floorboards, stairs to first floor, under-stairs storage cupboards, glazed door to kitchen and door to...
<b>Reception Room</b>	A long through room with south-west facing sash-bay window, period fireplace, alcove cupboards, window to the rear and original floorboards.
<b>Kitchen/ Dining Room</b>	With three windows and a glazed door opening onto the rear courtyard garden. Kitchen fitted with a range of wall and floor units, solid timber worksurface, inset stainless steel 1½ bowl sink, mixer tap and tile splash back, inset gas hob, chimney over and electric oven built-under. Arch to...
<b>Utility Room</b>	Fitted wall & floor units, worksurface, space beneath for washing machine & tumble dryer, wall mounted 'Worcester' gas combination boiler, glazed door to garden.
<b>FIRST FLOOR</b>	
<b>Half Landing</b>	Doors to bedroom 3, bathroom and shower room.
<b>Bedroom 3</b>	Sash window to side.
<b>Bathroom</b>	Well fitted with a period style suite comprising; large free standing roll-top bath, pedestal basin & WC, half tiled walls, chrome towel rail and window to the side.
<b>Shower Room</b>	Fitted with a smart contemporary suite of; tiled shower cubicle with thermostatic hand-held and fixed shower rose, WC and semi-counter-top basin with storage beneath. Window to side.
<b>Landing</b>	Access to loft space and doors to bedrooms one and two.
<b>Bedroom 1</b>	Across the full width of the front of the house well-lit by pair of south-west facing sash windows, built-in storage and shelving to alcove.
<b>Bedroom 2</b>	Sash window to rear and fitted shelving to the chimney alcoves.
<b>EXTERIOR</b>	
<b>Courtyard Garden</b>	Yorkstone paved with high walls surrounding.

**VIEWING:**                    **£ FREEHOLD**  
**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.**







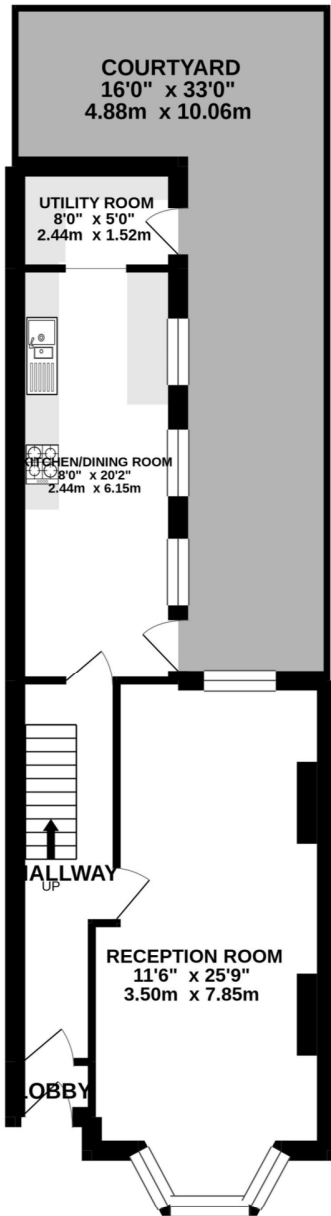




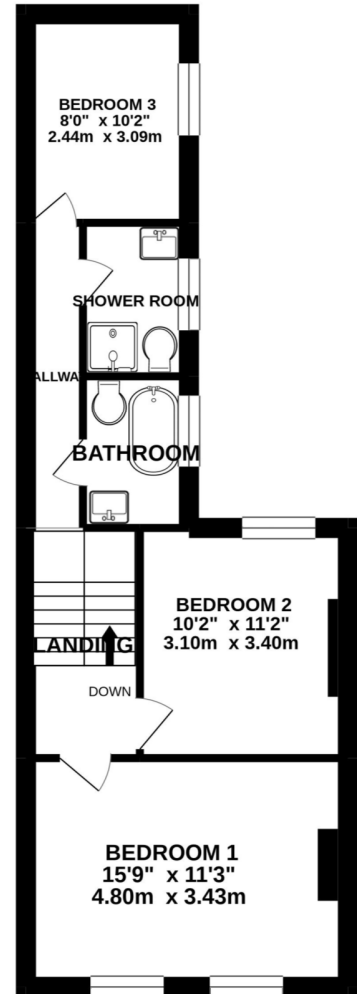




GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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