



## Quaggy Walk, Blackheath, London SE3 9EJ

### £550,000 FREEHOLD

An exciting opportunity to fully refurbish a three bedroom house in a quiet cul-de-sac on the prestigious private 'Cator Estate'. The house built in the late 60s with red brick elevations is a centre terrace on two floors, the ground floor comprising an entrance porch, cloakroom, through reception room and kitchen. On the first floor three bedrooms, two doubles and a single, and a bathroom. The reception room has floor-to-ceiling windows and a glazed door opening onto the south-facing garden, which enjoys a very pleasant outlook over the Quaggy River Flood Alleviation Scheme and playing fields behind.

The house is in need of complete renovation which will include; removal of the ground floor floor tiles and all of the textured ceilings which have a low level asbestos content, a complete re-wire, central heating system from scratch, extensive re-plastering, replacement of all windows, as well as the more usual works of re-fitting of the kitchen and bathroom, decorations, floor coverings and window dressings. These works are fully reflected in the asking price.

Quaggy Walk is a small development off to the south of Manor Way, 400 yards in from the Cator Estate entrance on Lee Road. Blackheath Village, mainline railway station and the Heath are a pleasant ten minute walk up Lee Road. The Lee Green shops and Manor House Gardens even closer to hand.

THE ACCOMMODATION COMPRISES ● Entrance Hall ● Downstairs Cloakroom ● Through Reception Room ● Kitchen ● Three Bedrooms ● Bathroom ● South-Facing Rear Garden ● No Chain

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The accommodation comprises

### GROUND FLOOR

- ENTRANCE HALL :** Door to cloakroom and door to reception room.
- CLOAKROOM :** Comprising low level W.C., wash hand basin and skylight.
- RECEPTION ROOM :** A bright double aspect room with picture window to the front, and floor-to-ceiling windows and glazed door onto the south-facing garden at the rear. Stairs to first floor level, broom cupboard and door to ...
- KITCHEN :** Window to the rear, large pantry cupboard, original hot air boiler cupboard (not functioning).

### FIRST FLOOR

- LANDING :** Access to loft space, airing cupboard with insulated hot water cylinder, doors to three bedrooms and bathroom
- BEDROOM 1 :** South-facing window overlooking the garden and playing fields beyond, built-in wardrobe, pine floorboards.
- BEDROOM 2 :** Window to the front, built-in double wardrobe, pine floorboards.
- BEDROOM 3 :** Window to the rear, pine floorboards.
- BATHROOM :** Original insulation of a 'white suite' comprising cast iron basin, wash hand basin, low level W.C., window to the front, pine floorboards.

### EXTERNAL

- REAR GARDEN :** 30' in depth, south-facing and backing onto playing fields.

**PRICE :** £550,000 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.



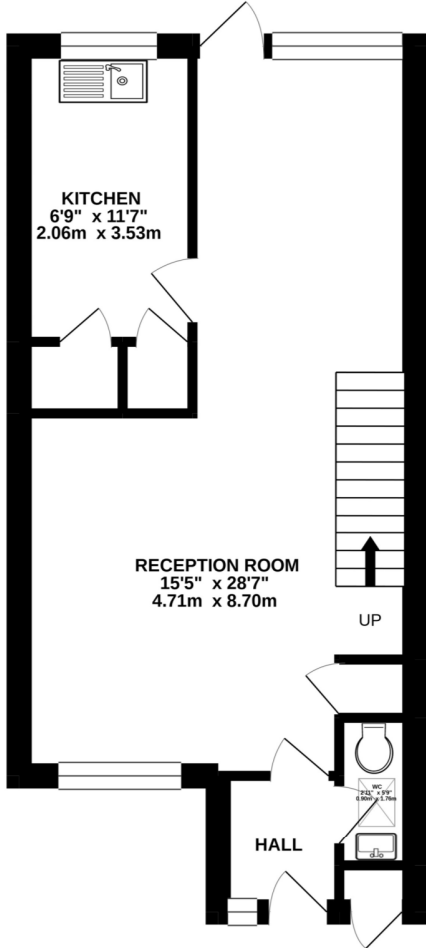




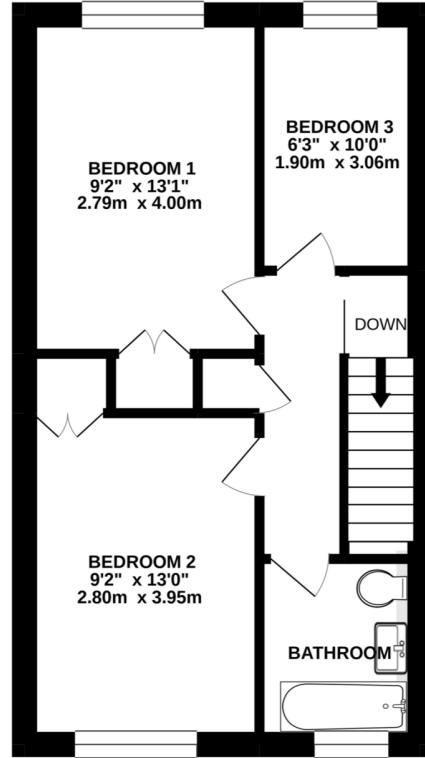




GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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