

# For Sale

**Park Drive, Charlton, SE7**



A delightful 3 bedroom semi detached house situated in a quiet and popular residential street. This lovely family home has been well looked after by the present owners, its many benefits include driveway parking and garage, conservatory, large through lounge, loft room with sky light and beautifully kept garden to rear. The property is only a short walk from excellent bus links into Blackheath , with Charlton station and Maryon Wilson park also close by.

**Asking price of £325,000 freehold**



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| <b>Entrance</b>            | Driveway parking with raised flower beds, pathway to front door at side and gated access to rear.   |
| <b>Hallway</b>             | Under stairs storage cupboard, carpet, radiator.  |
| <b>Through Reception</b>   | 24'9" x 14'3" (7.54m x 4.34m)<br>Double glazed window to front, patio doors to rear, carpet, radiator with ornate covers.   |
| <b>Conservatory</b>        | 10'4" x 10'4" (3.15m x 3.15m)<br>French doors to rear, tiled floor, radiator.   |
| <b>Kitchen</b>             | 11'0" x 7'7" (3.35m x 2.31m)<br>Double glazed window and door to rear, a range of wall and base units, stainless steel sink, double oven, gas hob with extractor hood over, plumbing for washing machine, radiator. |
| <b>First floor landing</b> | Carpeted stairs and landing, window to side, loft access.   |
| <b>Bedroom 1</b>           | 12'8" x 12'2" (3.86m x 3.71m)<br>Double glazed window to rear, built in wardrobes, carpet, radiator.  |
| <b>Bedroom 2</b>           | 12'2" x 11'0" (3.71m x 3.35m)<br>Double glazed window to front, built in wardrobes, radiator, carpet.   |
| <b>Bedroom 3</b>           | 12'2" x 9'11" (3.71m x 3.02m)<br>Double glazed windows to rear, built in wardrobes, radiator.   |
| <b>Bathroom</b>            | Double glazed window to front, bath with shower fittings, wash hand basin, radiator.  |
| <b>Separate WC</b>         | Low level WC, radiator.   |
| <b>Garage</b>              | Up and over door, electric points.  |
| <b>Exterior</b>            | Pretty garden to rear approximately 60ft with mature trees and shrubs to borders, patio area, side gated access, greenhouse.  |



VIEWING BY APPOINTMENT WITH AGENTS BROWN & BROOKE  
OPENING HOURS:

**Fixtures & Fittings**

Fixtures & Fittings other than those mentioned above to be agreed with the seller.

**Services Connected**

Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

**All Measurements**

All measurements are Approximate.

Brown & Brooke have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed and they do not form part of any contract.