



Canberra Road, London

SE7

HAMPTONS
INTERNATIONAL

Beyond your expectations

A fantastic, four bedroom family home. EPC:E

Hamptons International
46 Tranquil Vale, London, SE3 oBD
Sales. 020 8297 1697

www.hamptons.co.uk

Four bedrooms | Through reception room | Kitchen | Two bathrooms | Off-street parking | Detached double garage | South facing garden | Views over Charlton Park

Asking Price £695,000 Freehold

Description

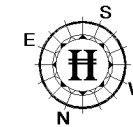
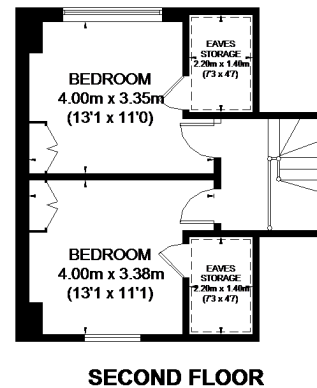
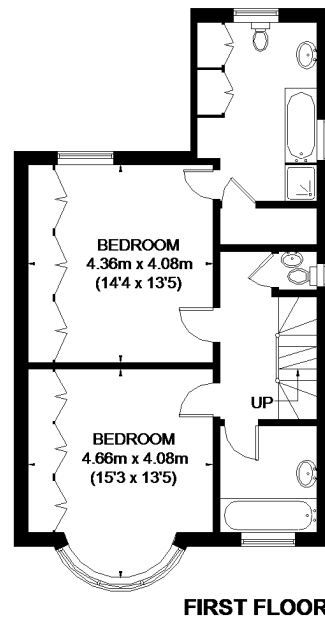
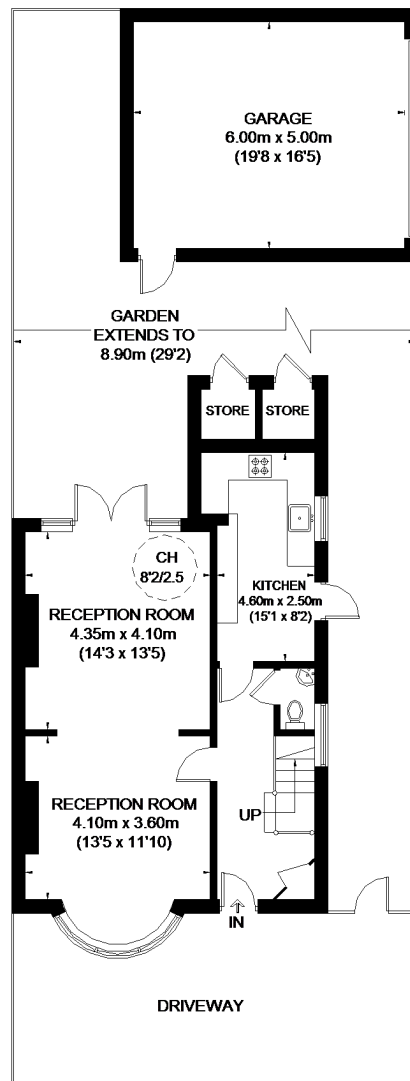
A fantastic, four bedroom semi detached family home directly opposite and overlooking Charlton Park.

The current owners have been in the property for over fifty years and have made significant improvements during this time, including a well appointed loft conversion. While some may feel cosmetic updates are necessary in parts, the condition is absolutely immaculate. Some particularly appealing attributes include beautiful parquet flooring through the ground floor and a feature stone fireplace in the dining room. Accommodation briefly comprises; four generous bedrooms (master with luxurious en-suite), a further family bathroom, through reception, fitted kitchen, downstairs WC and a detached double garage which could make an ideal hobby room. To the rear, a south facing garden has been thoughtfully landscaped and includes a patio area for al fresco dining.

Canberra Road is a popular street made up of houses of a similar style. The location could not be better for access to Charlton Park which is one of Greenwich's Green Flag Award-winning sites. The park offers a fantastic recreational area including cricket pitch (the home of Blackheath Cricket Club), football pitches, outdoor gym equipment, table tennis tables and a children's playground. For those commuting into town Charlton station is approximately half a mile away and runs regular services into Charing Cross and Cannon Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



CANBERRA ROAD

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING EAVES & REDUCED HEADROOM)
GROUND FLOOR = 629 SQ. FT. (58.4 SQ. M.)
FIRST FLOOR = 667 SQ. FT. (62.0 SQ. M.)
SECOND FLOOR = 332 SQ. FT. (30.8 SQ. M.)
GARAGE = 324 SQ. FT. (30.1 SQ. M.)
STORES = 32 SQ. FT. (3.0 SQ. M.)
EAVES & REDUCED HEADROOM
64 SQ. FT. (6.0 SQ. M.)
TOTAL = 2048 SQ. FT. (190.3 SQ. M.)

= REDUCED HEADROOM BELOW 1.5M / 5'0

= CEILING HEIGHT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID271509)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

