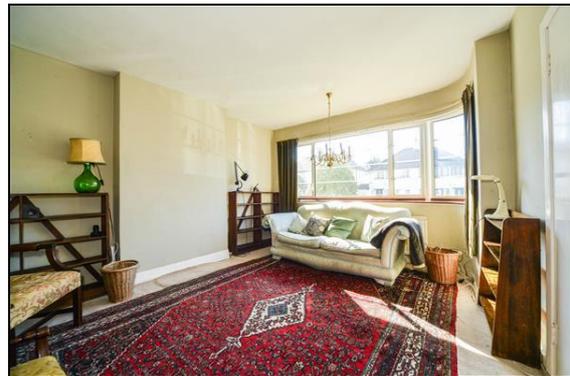




## Woolacombe Road Blackheath SE3



A 1930s "Art Deco" three-bedroom semi-detached house situated on this popular tree-lined residential road.

In the same family ownership for circa 50 years the house is suitable for extension subject to the necessary planning permissions being obtained but for which there extensive precedence.

Three bedrooms \* Two reception rooms \* Bathroom \* Separate WC \* Kitchen Breakfast room \*  
Garage \* 100' rear garden

**Price: £645,000 Freehold**

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# Woolacombe Road

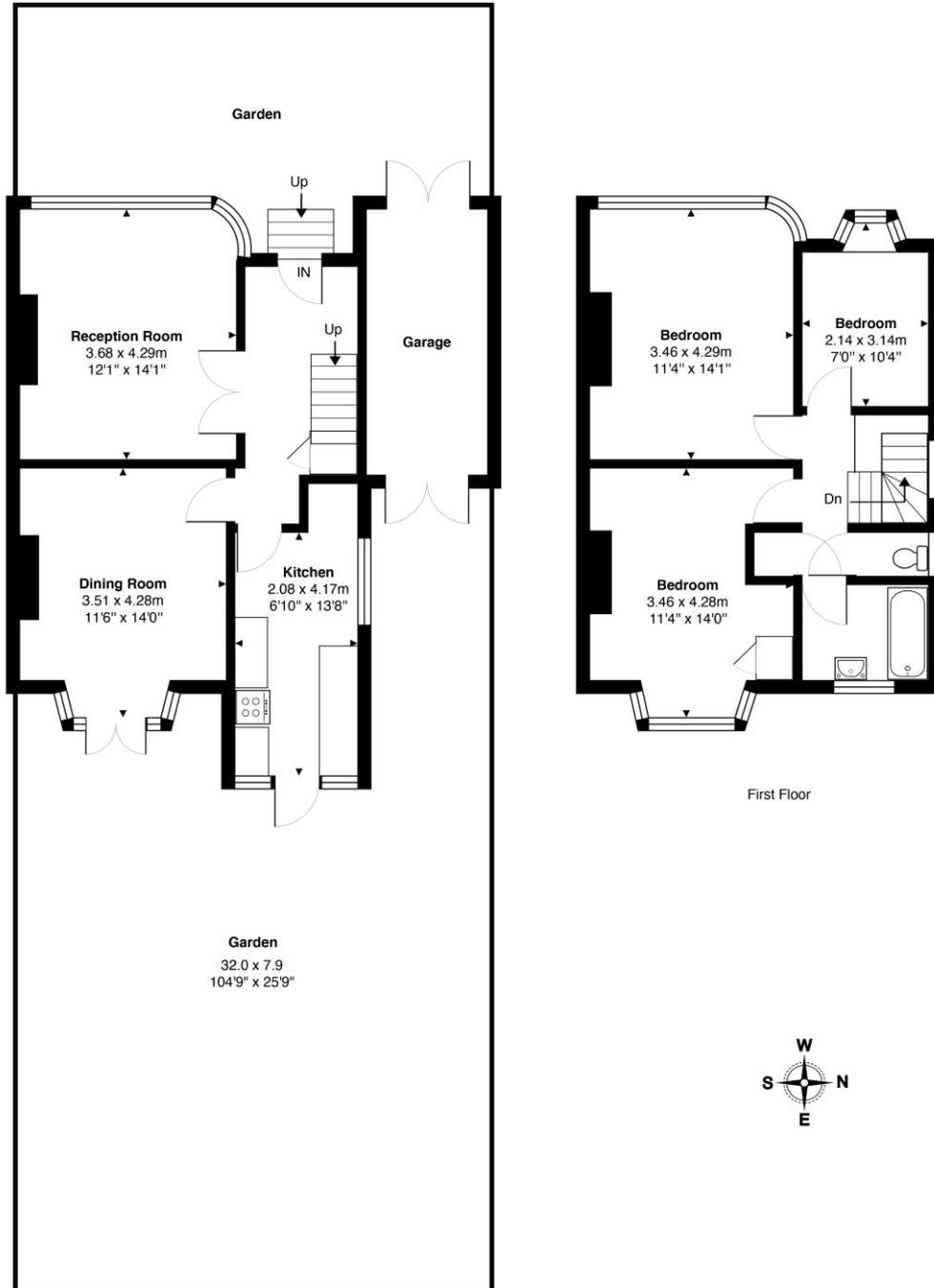


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Woolacombe Road, SE3

Total Area: 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup> (excluding garden)



This Floor plan is provided without warranty, of any kind.  
Bespoke Plans disclaims any warranty including,  
without limitation, satisfaction, quality or accuracy of any dimensions

# Woolacombe Road

A 1930s "Art Deco" three-bedroom semi-detached house situated on this popular tree-lined residential road. In single family ownership for circa 50 years the house is suitable for extension subject to the necessary planning permissions being obtained but for which there extensive precedence.

Three bedrooms \* Two reception rooms \* Bathroom \* Separate WC \* Kitchen Breakfast room \* Garage \* 100' rear garden

Steps up to the panel glazed front door

## Entrance Hall

Wired for wall lights

## Living room

Set to the front with full width "art deco" casements with curved glazing. Replaced with historically accurate double glazing by the Heritage Window company.

## Dining Reoom

Full height angled bay glazing to the rear incorporating a glazed door out to the garden.

## Kitchen Breakfast room

A dual aspect room with large, double-glazed casement to the side and double glazed door with flanking windows out to the garden. Fitted with a range of base units incorporating a stainless-steel sink and drainer with chrome mixer tap. Solid oak dresser unit, glass fronted cupboard storage unit and butchers block unit. Plumbing for washing machine.

Stairs with elegant art deco features up to the first floor.

## Landing

Lit via an opaque double-glazed casement to the side. Access to the large loft which neighbouring houses have converted into two double bedrooms and bathroom. Laundry cupboard

## Bedroom 1

Set to the front with full width "art deco" casements with curved glazing. Replaced with historically accurate double glazing by the Heritage Window company.

## Bedroom 2

Wide double glazed angled bay window to the rear. Built in wardrobe.

## Bathroom

A white bathroom suite with chrome fittings comprising panel bath with over bath electric shower and pedestal basin. Opaque casement to the rear White ceramic wall tiling and fitted mirror.

## Separate WC

A white suite with chrome fittings comprising close coupled flush WC. Opaque double-glazed casement to the side.

## Bedroom 3

Angled oriel window to the front.

## Exterior

To the rear a mature garden of circa 100' with sheds and wide side access to the original garage.

The GARAGE has power and light along with a wall mounted gas fired combination boiler for the hot water and central heating. To the front, driveway parking and lawned garden.

Note: this property is being sold on behalf of an employee of London Key

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.