



**\*\* A PIRME LOCATION SURROUNDED BY  
SUPERB AMENITIES \*\***

This charming three bedroom semi detached is now live to market and being offered with no upward chain. Benefitting from spacious accommodation throughout & far reaching views to the rear, this truly is a must view. Nestled a stones throw from Blackheath you are surrounded by superb amenities, transport links & schooling options for all ages. In brief the property comprises porch, reception hall, lounge/diner, kitchen, three well sized bedrooms & house bathroom. To the rear is a peaceful garden along with off road parking to front as well as the garage. Call today to arrange your viewing.

**Approach**

Block paved driveway providing off road parking.

**Porch**

Spacious porch with door off to reception hall.

**Reception Hall**

Door off to lounge/diner, stairs rise to first floor, large storage cupboard.

**Lounge/Diner**

**19'0" x 16'2" (5.81 x 4.93 )**

Open space with double glazed window to rear & side, two central heated radiators, door off to kitchen.

**Kitchen**

**8'6" x 7'3" (2.61 x 2.21 )**

Variety of wall and base units, sink & drainer, electric oven with hob, double glazed window to rear, door off to the side opening into the garden.

**Landing**

Doors off to all first floor accommodation, loft access, double glazed window to side, airing cupboard.



**Bedroom 1**  
11'4" x 10'10" (3.46 x 3.31 )

Double glazed window to rear, central heated radiator.



**Bedroom 2**  
12'4" x 7'3" (3.77 x 2.22 )

Storage cupboard, double glazed window to front, central heated radiator.

**Bathroom**

Bath, walk in shower, wash hand basin, w.c, central heated radiator, double glazed window to side.



**Bedroom 3**  
11'2" x 7'3" (3.41 x 2.23 )

Double glazed window to rear, central heated radiator.

**Garden**

**Garage**

Up & Over door to front.

**Tenure (Freehold).**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 62                                          | 72        |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|                                                                 |           |

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The intended use of the property and any other matters should be ascertained from the seller. Made with Mapbox ESRI



Council Tax Band C

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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