



SEE IMMERSIVE VIRTUAL TOUR FOR MORE DETAILS. FOR RIGHTMOVE MOBILE / APP USERS, THIS CAN BE ACCED VIA THE EPC BUTTON. As vendors sole agents, Beaumont Gibbs are delighted to offer this spacious four bedroomed end of terrace house for sale. The property is situated on Shooters Hill itself, opposite Christ Church Primary School, with a selection of bus links for your convenience, as well as local convenience shops and the popular The Red Lion public house being a short walk from the house. The property does require some updating and cosmetic repair, but in our opinion is of a standard where you can move in and put your own stamp on it in your own good time. Benefits include some period features, gas central heating, two large reception rooms, garage and drive to the side, four bedrooms, two bathrooms and a separate W.C., double glazing and a large garden to the rear.

#### **Entrance Porch**

Brick built entrance porch to front, with single glazed windows and double doors, quarry tiled flooring, semi glazed wooden entrance door opening into the entrance hall

#### **Entrance Hall**

Stripped and varnished wood flooring, high skirting, single radiator, dado and picture rails, understairs cupboard housing the fuseboard, gas meter and electric meter, corniced ceiling.

#### **Lounge 14'7 x 14'6**

UPVC double glazed bay window to front, stripped and varnished wood flooring, high skirting, double radiator, wooden mantelpiece over a marble and tiled hearth, incorporating a 'living flame' gas fire, picture rail, corniced ceiling, ceiling rose.

#### **Dining Room 13'6 x 11'9**

Single glazed window to side, with secondary glazing and semi single glazed French doors to rear, with secondary glazing, stripped and varnished wood flooring, high skirting, double radiator, dado and picture rails, corniced ceiling.

#### **Kitchen 9'8 x 8'10**

UPVC double glazed window and door to rear, leading out to the lean-to, comprising range of matching fitted wall and base units, together with glass display cupboards, bamboo work surfaces and local tiling, a 'Belfast' style enamel sink unit with mixer tap, space and plumbing for a slimline dishwasher, space for a range cooker, built-in larder cupboard, ceramic tiled flooring, double radiator.

#### **Lean-To 9'7 x 5'5**

Single glazed windows and door, ceramic tiled flooring, supplied with power and lighting, door leading into the utility room.

#### **Utility Room 6' x 5'9**

Partly glazed window to side, plumbed for automatic washing machine, space for a tumble dryer, wall mounted combination boiler.

#### **Landing**

Stripped and varnished wood flooring, high skirting, dado rail, stairs to the second floor.

**Bedroom One 14'8 x 11'10**

UPVC double glazed bay window to front, stripped and varnished wood flooring, high skirting, double radiator, picture rail, corniced ceiling, wood panelled door.

**Bedroom Two 13'5 x 11'9**

UPVC double glazed sliding style sash window to rear, stripped and stained wood flooring, high skirting, double radiator, picture rail, corniced ceiling, wood panelled door.

**Bedroom Three 8'10 x 8'10**

UPVC double glazed window to front, stripped and varnished wood flooring, high skirting, single radiator, picture rail, wood panelled door.

**Bathroom 9'9 x 5'3**

Half opaque UPVC double glazed window to rear, a white three piece suite, comprising wood panelled enclosed bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin, close coupled W.C., vinyl flooring, towel radiator, local tiling, built-in cupboard, wood panelled door.

**Separate W.C.**

UPVC double glazed window to rear, low level W.C., wash hand basin, cork tiled flooring, high skirting, wood panelled door.

**Second Floor**

Door leading into a walk-in wardrobe measuring 7'4 x 5'4 (2.24m x 1.63m), with a doorway to bedroom four and access to the en-suite shower.

**Bedroom Four 12'2 x 7'9**

Double glazed skylight window to rear, boarded flooring, supplied with power and lighting.

**En-Suite Shower**

Double glazed skylight window to rear, a three piece suite, comprising tiled shower cubicle, with electric shower, pedestal wash hand basin and close coupled W.C., vinyl flooring.

**Rear Garden 65'**

Mainly laid to lawn, overgrown and in need of attention, established trees and bushes, fencing.

**Front Garden**

Providing off street parking for one car and established bushes.

**Garage To Side**

Up and over door to front.

**Council Tax**

Royal Borough of Greenwich - Band D - ?1,350.97 per annum.

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**Price: £570000**

**Beaumont Gibbs**

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