

# KENILWORTH GARDENS, SHOOTERS HILL, LONDON



£539,995

WOW!!!! This may sound like an "Estate Agents", however, not only does this Georgian style town house look GREAT from the outside because ONCE INSIDE YOU WILL NOT BE DISAPPOINTED. The existing long term owners have created a FABULOUS HOME that offers bright, deceptively spacious and contemporary accommodation throughout that we are CONFIDENT the new owners will thoroughly enjoy. LOCATION is superb, forming part of a small SOUGHT AFTER, quiet cul-de-sac develop right on the EDGE OF OXLEAS WOODS and with great local bus services to, Blackheath Village, Woolwich DLR, Charlton and North Greenwich for the Jubilee Line. The closest mainline stations are Eltham or Falconwood for services to London Cannon Street and London Charing Cross. The property is also located within CLOSE PROXIMITY of Christ Church Church of England school, Shooters Hill Golf Club, Cricket Club and ACRES of park/common land. HIGHLY, HIGHLY RECOMMENDED. The accommodation and features include; three bedrooms, smart fitted kitchen/breakfast room, SPACIOUS lounge, dining room, gorgeous en-suite bathroom, office, ground floor cloakroom, gas central heating, Georgian style UPVC double glazed windows, modern decor, courtyard garden, integral garage and off road parking on own paved driveway.

## **TOWNHOUSE**

Very attractive part glazed entrance door, coved ceiling, fitted coconut mat, part glazed door to:-

### **DINING ROOM**

UPVC double glazed window to front, coved ceiling with inset spot lights, open plan staircase and half landing with fitted carpet leading to the first floor, radiator behind decorative cover, tiled floor, door to cloakroom and door to kitchen/breakfast room.

### **KITCHEN/BREAKFAST ROOM**

UPVC double glazed window to rear and door leading on to garden, coved ceiling with inset spot lights, extensively fitted with matching range of wall, base and drawer units with chrome handles, ample granite worktop surfaces, stainless steel "Smeg" gas cooker with matching stainless steel splashback and extractor with light above, large inset enamel "Butler" sink with trendy chrome mixer tap, tiled floor, tiled to splashback areas, plumbed for washing machine, personal door to garage.

### **CLOAKROOM**

Frosted UPVC double glazed window to rear, coved ceiling with inset spot light, modern white suite comprising low level WC with inset flush and wash hand basin with chrome taps, extensively tiled walls, tiled floor, chrome heated towel rail.

### **LOUNGE**

UPVC double glazed windows to front, coved ceiling with inset spot lights, attractive feature fireplace, radiator behind decorative cover, built in cupboard with hot water cylinder, open plan staircase with fitted carpet leading to the top floor.

### **BEDROOM 3**

UPVC double glazed window to rear, coved ceiling with inset spot lights, radiator, fitted carpet. The room is currently being enjoyed as a "chill out" room.

### **OFFICE**

UPVC double glazed window to rear, coved ceiling, laminate wood flooring, radiator.

### **TOP FLOOR LANDING**

Coved ceiling with inset spot lights, large access to boarded loft with light and pull down ladder, radiator, built in storage cupboard.

### **MASTER BEDROOM**

UPVC double glazed window to rear, coved ceiling, radiator, double built in wardrobe, new fitted carpet.

**EN-SUITE**

Incredibly smart room with frosted UPVC double glazed window to rear, white suite comprising deep tile panelled bath with inset chrome mixer tap, shower cubicle with glass door, overhead shower as well as hand held shower attachment, large wall mounted vanity wash hand basin with inset chrome mixer tap, low level WC with concealed cistern and inset flush, chrome heated radiator/towel rail, inset ceiling spot lights.

**BEDROOM 2**

UPVC double glazed window to front, coved ceiling, radiator, double built in wardrobe, new fitted carpet.

**GARDEN**

Approx. 30' Enclosed and incredibly easy to manage paved garden with views towards water tower, shed.

**GARAGE**

Integral garage with new up and over door, power and light, gas and electric meters, main electric fuse box. Ample additional parking on own paved driveway.