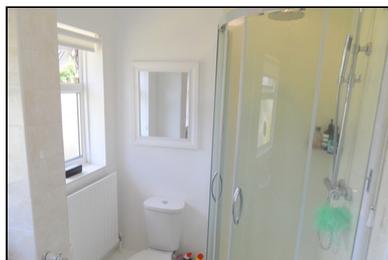
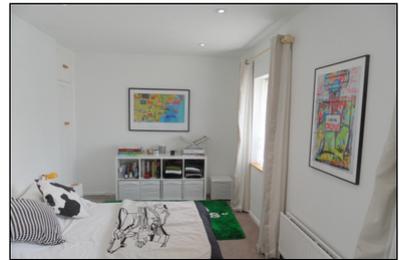


**HARRISON  
INGRAM**

**Whetstone Road  
Kidbrooke, SE3 8PZ**



**£347,500**

PRICED TO ATTRACT IMMEDIATE INTEREST, we are delighted to be able to offer this CHAIN FREE and INCREDIBLY WELL PRESENTED house which in our opinion would make an ideal home for young families or professionals.

Situated within close proximity of KIDBROOKE STATION for the BUSY COMMUTER as well as bus routes to DLR, Kidbrooke Primary school which is only a 5 min walk away and other popular local schools, excellent parade of local shops on Shooters Hill Road, parks including; Hornfair which has a Lido, cafe, tennis courts and BMX track and Royal Greenwich Park. For more extensive shopping, bars, restaurants etc. there is a regular bus service into BLACKHEATH VILLAGE or the O2 at Greenwich.

The accommodation and features include; TWO GOOD SIZE BEDROOMS, lounge, RECENTLY FITTED kitchen with APPLIANCES, FIRST FLOOR BATHROOM with RECENTLY FITTED white suite, freshly decorated in neutral colours throughout, fitted carpets and modern floor coverings, gas central heating (boiler installed 2019), UPVC double glazed, replastered throughout, curtains/blinds and light fittings included, neat and easy to manage rear garden and pedestrian side access which is great for the keen gardener to take plants etc. through or for families wishing to store bikes.

ALL IN ALL, A REALLY LOVELY, READY HOME which we HIGHLY RECOMMEND FOR VIEWING.

Please note these popular houses in the Kidbrooke area were designed and built by Wimpey in the late 1940's through to 1960's using a patented construction method called Wimpey No Fines. These houses are constructed with ten inch wide solid concrete walls. Notable features of these properties are the higher ceiling and larger bedroom space you don't get with modern designed houses. Although now classified as non-standard construction, we can direct you to an experienced mortgage advisor who would happily help in this matter.

## ENTRANCE PORCH

Approached via new external sensor light on the front of the property. Fully enclosed and accessed via UPVC double glazed door, motion detector sensor for new ceiling downlight.

## ENTRANCE HALL

UPVC double glazed entrance door with frosted side light, newly fitted carpet to hall and stairs, "ladder" style radiator, new downlights.

## LOUNGE



12' 9" x 12' 5" (3.89m x 3.78m) UPVC double glazed window to front, newly fitted wood flooring, recently fitted and very attractive feature electric fire, radiator, door through to:-

## KITCHEN



12' 6" x 8' 4" (3.81m x 2.54m) UPVC double glazed windows to rear overlooking garden, recently fitted with matching range of wall, base and drawer units with chrome handles, inset stainless steel sink unit with chrome mixer tap, built in electric oven, inset 4 ring electric hob with smart splashback and extractor above, ample worktop surfaces, dishwasher, fridge/freezer, tiled to splasback areas, radiator, newly fitted wood flooring, inset ceiling spot lights, built in cupboard housing main electric fuse box, part glazed door to:-

## INNER HALL

UPVC double glazed door to garden, newly fitted wood flooring, deep built in under stairs cupboard, inset ceiling spot light, built in cupboard housing brand new boiler for central heating and hot water and washing machine which is included in sale of the house. Inset ceiling spot lights, separate understairs built in cupboard housing tumble dryer and worktop.

## LANDING

Access to loft, deep built in storage cupboard, newly fitted carpet, smoke alarm.

## BEDROOM 1



18' 3" x 9' 6" (5.56m x 2.90m) A lovely size and bright master bedroom with UPVC double glazed windows to front, inset ceiling spot lights, radiator, newly fitted carpet, double built in wardrobe x2.

## BEDROOM 2



13' 1" x 8' 8" (3.99m x 2.64m) Again, a good size second bedroom with UPVC double glazed window overlooking rear garden, coved ceiling, double built in wardrobe, newly fitted carpet, radiator.

## BATHROOM



Spacious room with brand new white modern suite comprising of panelled bath with chrome mixer tap/shower attachment, vanity wash hand basin with chrome mixer tap and storage under, corner shower cubicle with glass sliding doors and low level WC. Radiator, fully tiled walls to splashback areas, vinyl floor covering, extractor.

## GARDEN



Approx. 40' Paved patio leading on to the lawn with shrub borders, side pedestrian access, outside light on sensor and outside tap, gas meter cupboard.