



Gavestone Road | London, SE12 9BH



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Asking Price £475,000

Freehold

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## Gavestone Road, London

Beautifully presented three bedroom end of terrace house which is presented in immaculate order, it briefly comprises good size sitting room which opens to dining room, separate modern kitchen with white floor and base units, door to larger than average with flagstone patio and lawn excellent for entertaining, the first floor offers three bedrooms and a family bathroom with separate WC.



## Interior

**ENTRANCE HALL:** Entrance door, wood floor, carpeted stairs to first floor with storage under, access to reception room.

**RECEPTION ROOM:** 4.09m x 3.96m (13'5" x 13') Double glazed window to front, wood floor, radiator, covings, ceiling rose, open to dining room.

**DINING ROOM:** 3.17m x 2.61m (10'5" x 8'7") Double glazed window to rear, wood floor, covings, radiator, access to kitchen.

**KITCHEN:** 3.48m x 2.54m (11'5" x 8'4") Double glazed door to rear, range of modern wall and base units, integrated gas hob and electric oven, extractor hood, sink unit with mixer tap, space for fridge freezer, plumbed for washing machine, cupboard housing wall mounted boiler, spot lights, tiled floor,

**LANDING:** Fully fitted carpet, loft access, access to all bedrooms, bathroom and WC.

**BEDROOM 1:** 4.11m x 2.77m (13'6" x 9'1") Double glazed window to front, fully fitted carpet, covings, radiator.

**BEDROOM 2:** 3.25m x 2.62m (10'8" x 8'7") Double glazed window to rear, fully fitted carpet, radiator, covings.

**BEDROOM 3:** 3.15m x 2.66m (10'4" x 8'9") Double glazed window to front, fully fitted carpet, radiator, covings.

**BATHROOM:** 2.21m x 1.71m (7'3" x 5'7") Double glazed frosted window to side, panel enclosed bath with shower attachment and glass shower screen, pedestal wash hand basin, partly tiled walls and fully tiled floor, spot lights.

**WC:** Double glazed frosted window to side, low level WC, wash hand basin, partly tiled walls and fully tiled floor.

## Exterior

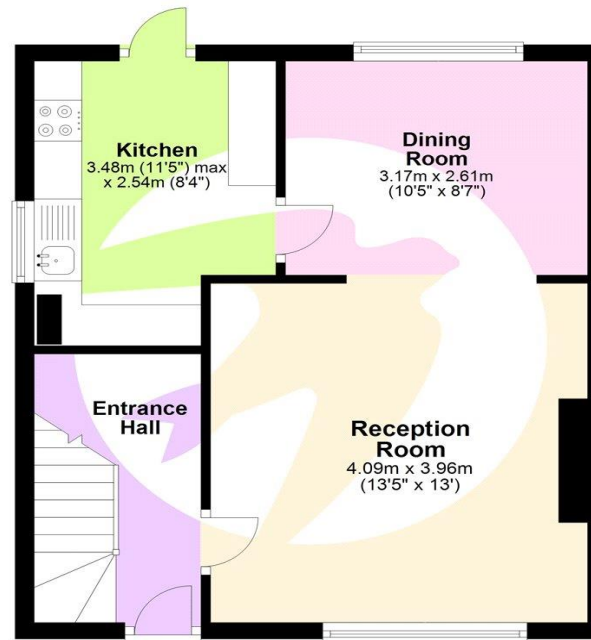
**GARDEN:** Paved patio area, laid to lawn, side access.

## Other Information

Local Authority: Royal Borough of Greenwich

Council Tax: Band C (£1,520 pa)

### Ground Floor



### First Floor







## Property Location

Gavestone Road, London, SE12 9BH



## Location

Horn Park is one of Greenwich's Green Flag Award-winning sites.

It's an attractive park with splendid views of Eltham and Grove Park. The park, which has many trees, is a mixture of amenity and conservation grassland.

Towards the top end of the park you can find an outdoor gym, children's playground, a skate park and a floodlit multi-use games area.

Trains from Lee reach London Bridge in 13 minutes, and in a mere 10 minutes from Hither Green, with easy access to towns such as Sidcup, Gravesend and Dartford in the opposite direction. Nearby Lewisham also offers access to the DLR.

## Property Features

- Council Tax: C and EPC Rating: C
- Three bedrooms and two reception rooms
- Family bathroom and separate WC
- Double glazed and gas central heating
- Private rear garden
- Close to local amenities, parks and schools
- Walking distance to transport links
- Total floor area: 72m<sup>2</sup> = 775ft<sup>2</sup> (guidance only)

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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