

Bernard Skinner



7 McCall Crescent, Charlton, SE7 8HS

Guide Price £425,000

- Facing Maryon Wilson park
- Well presented end of terrace
- Three bedrooms
- Ground floor bath/wc

Facing Maryon Wilson park with Thorntree primary school a third of a mile, Charlton Village about half a mile and the station three quarters of a mile, this well presented three bedroom end of terrace house has potential to extend stpp. With a ground floor bathroom/wc and upstairs wc, the rear garden measures approximately 40' with two sheds.



Property Description

ENTRANCE HALL

Upvc front door, laminate flooring

LOUNGE

13' 10" into recess x 11' 6" (4.22m x 3.51m)
Double glazed window to front, radiator, laminate flooring

KITCHEN

9' 1" x 8' 6" (2.77m x 2.59m) Double glazed window and door to rear, fitted wall and base units, work surfaces, space for appliances, stainless steel chimney hood, walk in storage cupboard, laminate flooring.

GROUND FLOOR BATHROOM

8' 6" x 4' 5" (2.59m x 1.35m) Double glazed window to rear, white suite comprising panelled bath with mixer tap and shower attachment, wash basin with storage under, w.c, heated towel rail, part tiled walls, tiled flooring.



LANDING

Double glazed window to side, loft access, fitted carpet

BEDROOM 1

11' 6" x 10' 7" into recess (3.51m x 3.23m) Double glazed window to front, built in storage cupboard, radiator, laminate flooring



BEDROOM 2

10' 10" x 9' 7" (3.3m x 2.92m) Double glazed window to rear, radiator, laminate flooring.

BEDROOM 3

8' 3" x 6' 4" (2.51m x 1.93m) Double glazed window to front, built in wardrobe, radiator, laminate flooring.

SEPARATE WC

Double glazed window to rear, wash basin, w.c, chrome heated towel rail, fully tiled walls, laminate flooring



OUTSIDE

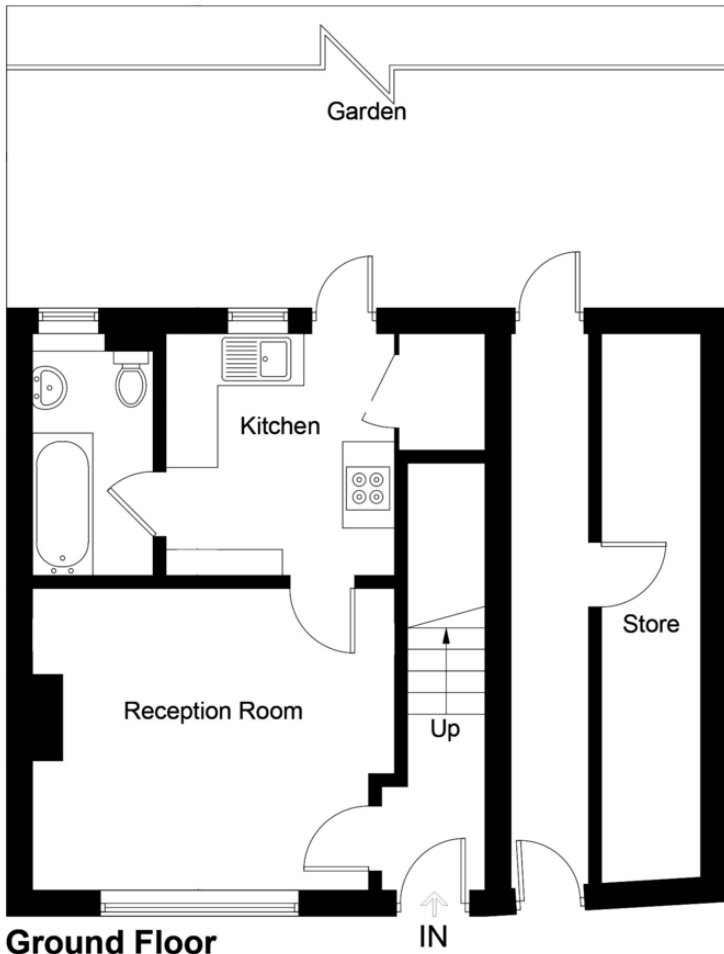
The rear garden measures approximately 41' x 27' at widest point, patio area with outside light and tap, mainly laid to lawn, shed, side access.

Timber shed to the side measuring approximately 21'6" x 3'5".

Front garden laid to lawn



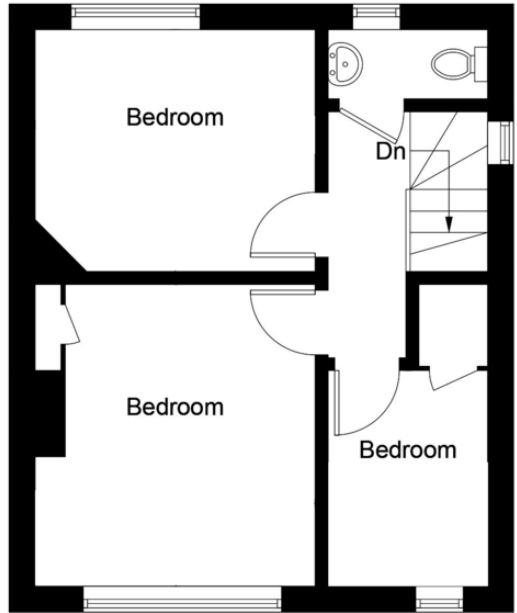
Preliminary details, awaiting validation.



Ground Floor

McCall Crescent, SE7

Approximate Gross Internal Area
 68 sq m / 732 sq ft
 Store = 7.3 sq m / 78 sq ft
 Total = 75.3 sq m / 810 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix on behalf of Bernard Skinner (ID732579)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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