





Situated in a sought-after area with Falconwood station under a mile away and local shops and extensive parkland at Avery Hill within a few hundred yards, this super three bedroom split level maisonette on the first and second floors benefits from a loft conversion providing two bedrooms and a wetroom. Offered in immaculate condition the light and airy accommodation offers two reception rooms, kitchen, bedroom and bathroom on the first floor and has a well tended garden and an integral garage with parking space in front. With no service charge and chain free, this is a super home which could suit many types of buyer, as the space is on a par with some houses. Take a look and see for yourself.



Lease: 125 years remaining

Service charge: Nil (Just the cost of buildings insurance)

Ground Rent: Peppercorn

ENTRANCE HALL

Double glazed front door, double glazed window, laminate flooring, stairs to:-

FIRST FLOOR

LANDING

Understairs cupboard, laminate flooring, stairs to second floor.

LOUNGE

15' 9" x 12' 9" into recess (4.8m x 3.89m) Double glazed window to front, radiator, laminate flooring.

DINING ROOM

9' 1" x 8' 9" (2.77m x 2.67m) Double glazed window to front, radiator, laminate flooring

KITCHEN

12' 1" x 7' 9" (3.68m x 2.36m) Double glazed windows to side and rear, white gloss fitted wall and base units, worksurfaces, built in oven and hob with stainless steel chimney hood, integrated fridge, dishwasher and washing machine, tiled flooring



BATHROOM

6' 9" x 4' 6" (2.06m x 1.37m) Double glazed window to side, white suite comprising panelled bath with shower over, wash basin, w.c, heated towel rail, tiled walls and flooring.







BEDROOM 1

11' 7" x 10' 8" to wardrobes (3.53m x 3.25m)
Double glazed window to rear, built in wardrobes, radiator, laminate flooring

2ND FLOOR LANDING

Three Velux windows, storage cupboard, fitted carpet



BEDROOM 2

13' 2" x 9' 1" (4.01m x 2.77m) Double glazed window and velux window to rear, built in wardrobe and drawers, storage area (with restricted height) leading to eaves storage cupboard, radiator, fitted carpet.

BEDROOM 3/DRESSING ROOM

9' 7" x 8' 4" (2.92m x 2.54m) (Restricted height) - Velux window to front, built in wardrobe, fitted carpet

WET ROOM

6' 3" x 5' 7" (1.91m x 1.7m) Velux window to side, shower area, wash basin, w.c, heated towel rail.

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OUTSIDE

Well tended South Easterly facing rear garden measuring approximately 33', artificial grass, decked patio area.

Off street parking for one car to the front of the garage

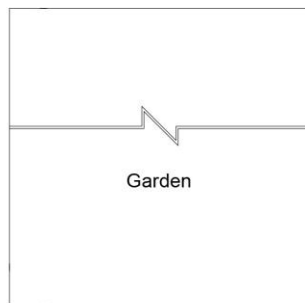
Integral garage: 15' 2" extending to 23' 4" x 7' 2" and narrowing to the rear.

Preliminary details, awaiting validation

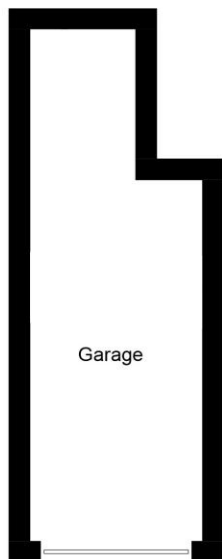


Crown Woods Way, SE9, 2NN

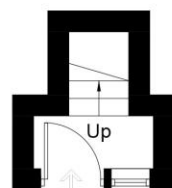
Approximate Gross Internal Area = 120.4 sq m / 1297 sq ft
(Excluding Restricted head height & Including Garage)



(Not Shown In Actual Location / Orientation)



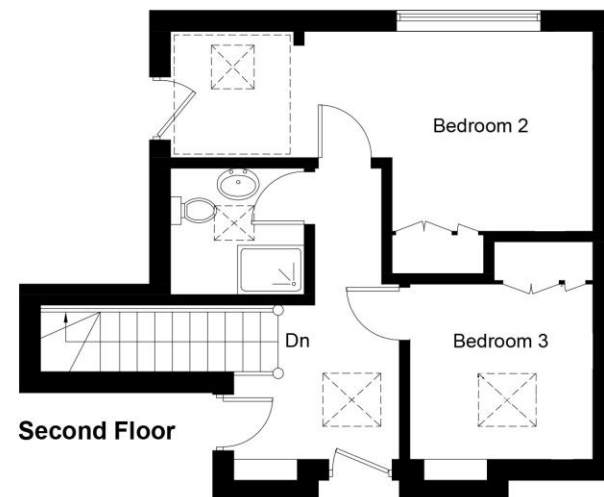
(Not Shown In Actual Location / Orientation)




IN
Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

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 (ID814363)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.