

Bernard Skinner



22 Tallis Grove, Charlton, SE7 7JZ

Guide Price £550,000

- Smashing 3 bedroom semi
- Tasteful decor
- Handy for amenities
- Close to highly regarded schools

A very well presented three bedroom semi, in the current household for nearly four decades, has the scope to extend stpp. With the benefit of larger garage with gated driveway, the property has a stylishly fitted kitchen with integrated appliances and ground floor shower room. Situated within a few hundred yards of both Our Lady of Grace and Sherrington primary schools, local shops within a third of a mile and Blackheath Standard with it's wide range of shops a little further, just over half a mile away. With the station at Charlton just under a mile, this a super family home in a convenient location with lots of potential.



Property Description

ENTRANCE HALL

UPVC front door, radiator, understairs cupboard, laminate flooring.

LOUNGE

14' 11" x 11' 10" at widest points (4.55m x 3.61m)
UPVC window to front, fireplace with electric coal effect fire, radiator, fitted carpet.

KITCHEN

11' 10" x 8' (3.61m x 2.44m) UPVC window to rear and part glazed door to garden, beech effect wall and base units, 1.5 bowl sink unit, built in double oven, hob and hood, integrated washing machine and fridge, part tiled walls, radiator, wall mounted boiler, laminate flooring.

SHOWER ROOM

5' 10" x 5' 3" (1.78m x 1.6m) UPVC window to rear, shower unit with glass screen, w.c., wash basin, part tiled walls, heated towel rail, vinyl flooring.



FIRST FLOOR

LANDING

UPVC window to rear, fitted carpet, loft access.

BEDROOM 1

11' 9" x 11' 6" into recess (3.58m x 3.51m) UPVC window to front, radiator, fitted carpet.



BEDROOM 2

12' 1" x 8' (3.68m x 2.44m) UPVC window to rear, airing cupboard housing lagged cylinder, fitted wardrobes, radiator, fitted carpet.

BEDROOM 3

10' 4" x 6' 5" at widest points (3.15m x 1.96m) UPVC window to front, fitted wardrobe, radiator, fitted carpet.



OUTSIDE

Well tended South Easterly facing rear garden measuring approximately 34', patio area, laid to lawn with flower bed at rear, outside tap and lighting

Own driveway via double gates provides parking for up to two cars and leads to attached garage 20' 8" x 13' 6" tapering to the rear to 6' 1". Roller shutter to the front and double doors to rear garden, light and power.

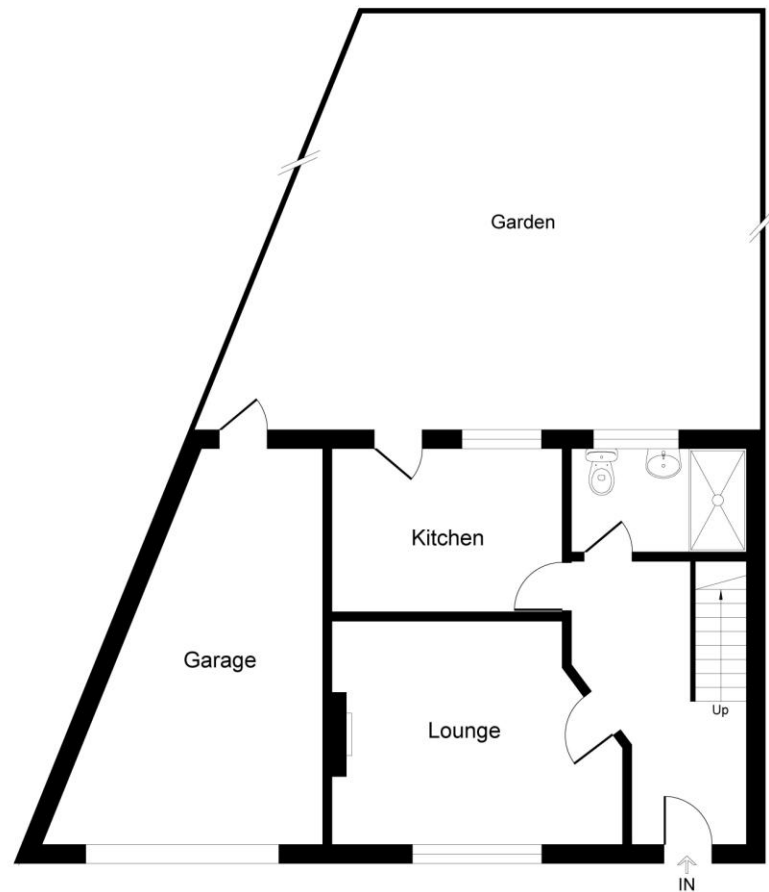
Tenure: Freehold

Council Tax Band: C

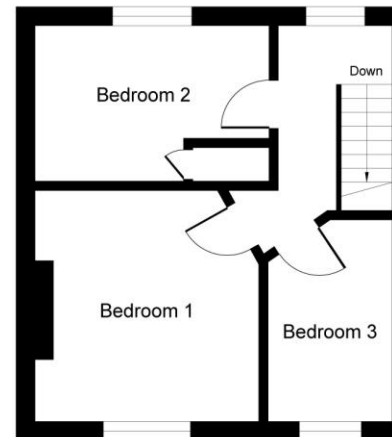


Tallis Grove, SE7

Approximate Gross Internal Area = 75.3 sq m / 811 sq ft
 Garage = 19.5 sq m / 211 sq ft
 Total = 94.9 sq m / 1022 sq ft



Ground Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	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