



**Woolacombe Road, SE3 8QN**

**£ Freehold**

A spacious three bedroomed 1930s semi-detached house with the much favoured south-west facing rear garden, and a detached garage to the side of the garden, approached via the sideway leading from the front driveway and garden. The owner had been in residence for some 25 years and it is now offered chain free.

The 1002 sq.ft of accommodation has been open planned on the ground floor with a very large double reception room open through to the hallway, and a separate kitchen requiring updating. There are three good sized bedrooms and a modernised bathroom on the first floor, with access into a large loft space. It has full sealed unit double glazing and gas fired central heating. Superficial redecoration is required and new floor coverings, perhaps wood floors, and there is great potential to extend at the rear and create a massive kitchen/dayroom opening onto the large rear garden.

The property is located on the eastern end of Woolacombe Road, close to the Rochester Way, within about half a mile from the newly re-built Kidbrooke main line railway station, offering a speedy 17 minute service into London Bridge, and also other routes into Charing Cross, Victoria and Cannon Street. The well regarded Thomas Tallis secondary school is close-by and Blackheath village is about one mile away.

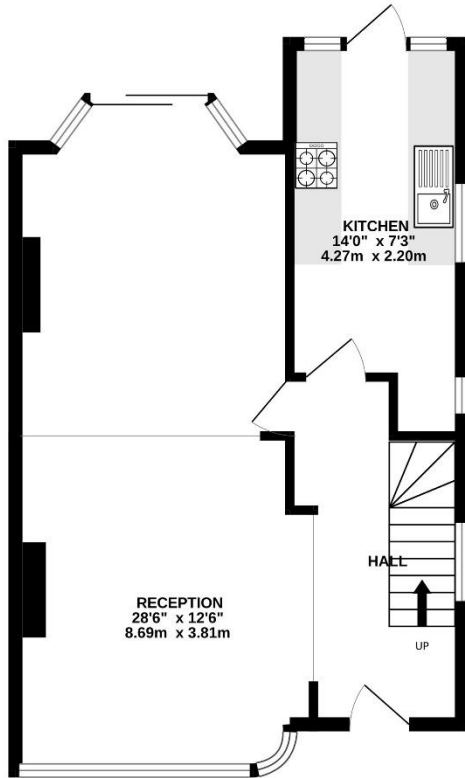
**The Accommodation Comprises:**

Entrance Hall: Open Plan Reception Room: Kitchen: 3 Bedrooms: Bathroom, Gardens Front & Rear:  
Driveway & Garage: Double Glazing: Gas Central Heating: No Chain.

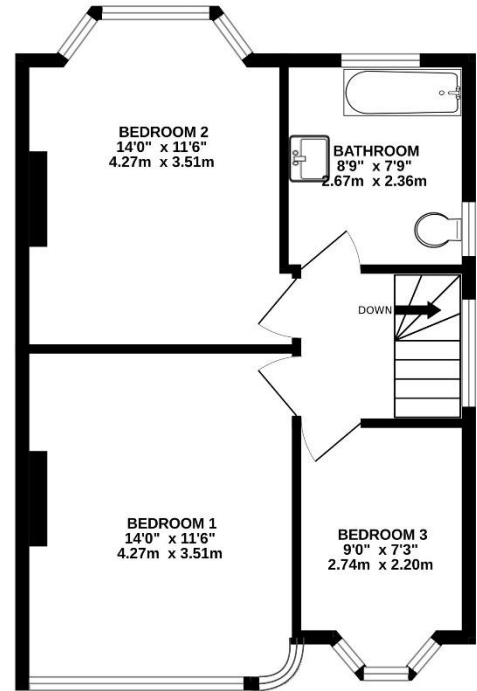




GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



FIRST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**PRICE: £ FREEHOLD**

**VIEWING: Strictly by appointment through Comber & Company**

**020 8318 9666**

**sales@comberandco.co.uk**

**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**