



# Hamptons

INTERNATIONAL



## Sandtoft Road, London, SE7

4  2  1 

GUIDE PRICE

**£880,000**

**(£880,000)**

## Property details




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### Key features

- 4 bedroom Victorian home
- 0.5 miles to Westcombe Park Mainli
- South-facing rear garden
- Rear extension creating generous li
- Excellent decorative condition thro
- Within easy reach of Blackheath Sta
- Catchment area for several well-reg
- Solar panels with battery storage
- EV charge point

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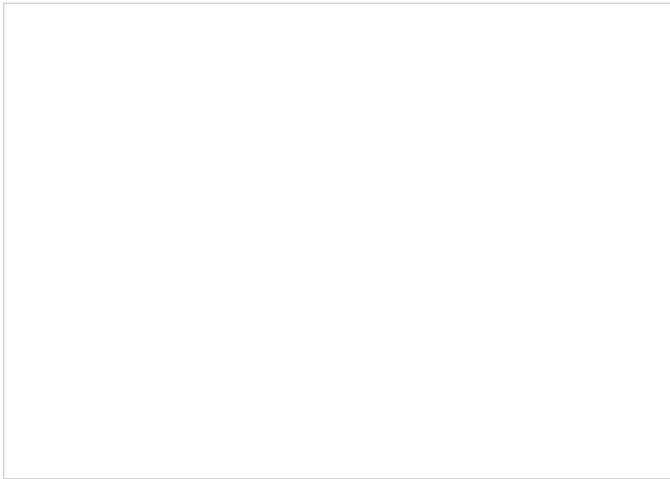
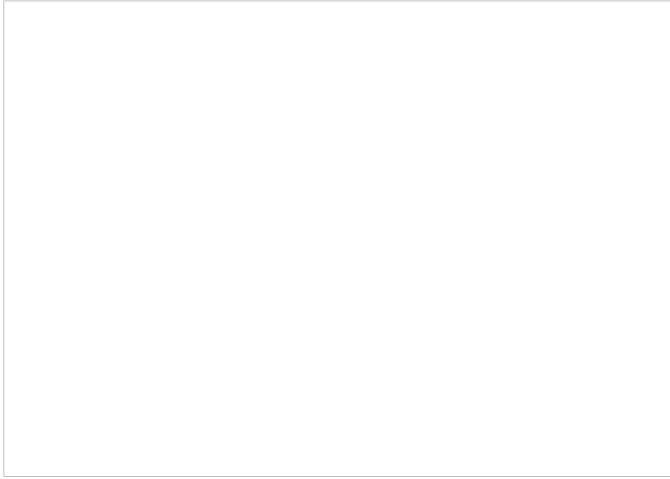
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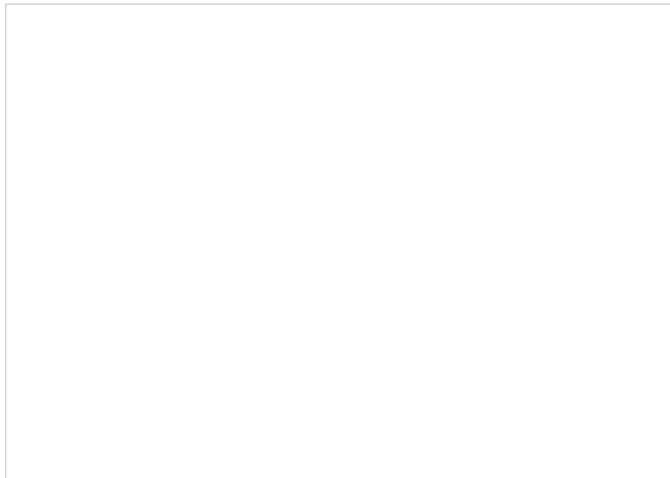
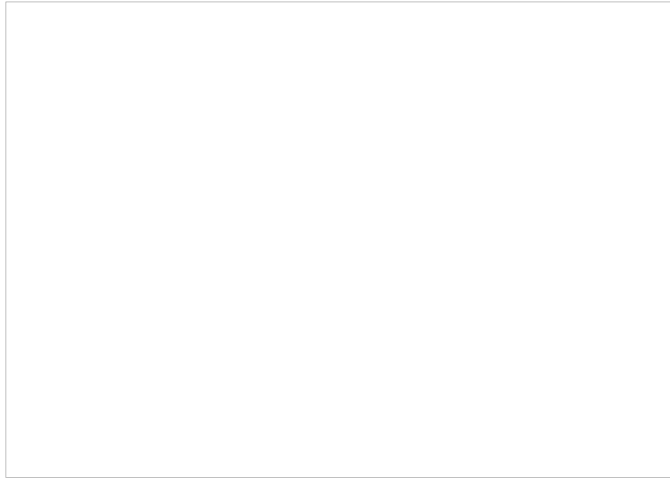
## Description

\*\*\*GUIDE PRICE £880,000-£900,000\*\*\* An extended and renovated four bedroom Victorian home positioned mid-terrace on a desirable road within the highly regarded Charlton Slopes. The property has been fully extended and renovated to the highest of standards creating wonderful living space and generous bedrooms throughout. The ground floor comprises a double reception room which is currently configured as a front reception room and large dining room but can be configured as needed with french doors separating the rooms if required. There is an original ornate fireplace in the front room and a working log burning stove in the dining area as well as additional features including beautiful double glazed sash windows, engineered oak wooden flooring and a modern décor throughout. The kitchen is positioned to the rear featuring high quality modern cabinetry and integrated appliances with views onto the lovely rear garden. The garden is directly south-facing with a patio area, raised flowerbeds, mature trees and shrubs and a lovely pond creating a wonderful outdoor space. There is also a guest WC and shoe storage in the hallway on the ground floor as well as a large amount of storage which can be accessed internally and from the garden. The first floor provides three bedrooms, the smaller of which is currently used as a home study, and the largest front bedroom featuring bespoke fitted wardrobes with solid bamboo flooring throughout. The modern bathroom suite features both a bathtub and separate walk in shower as well as built in storage. The top floor has been designed as a spacious principal suite with fitted wardrobes, an ensuite shower room and bamboo flooring as well as some very useful storage in the eaves. Further features include an EV charge point at the front of the house and solar panels with 3kwh battery storage.

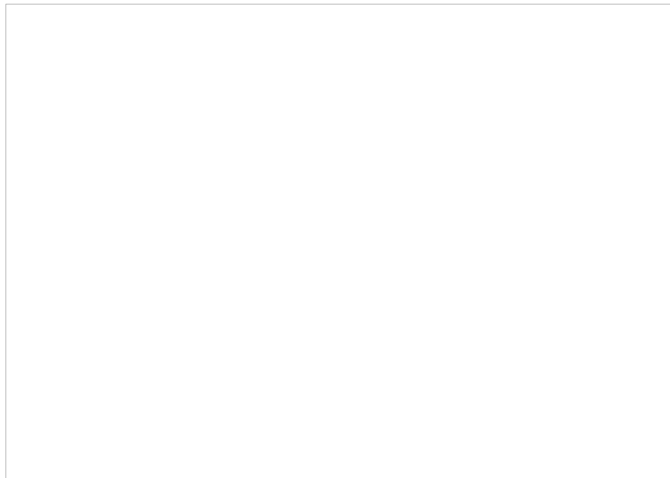
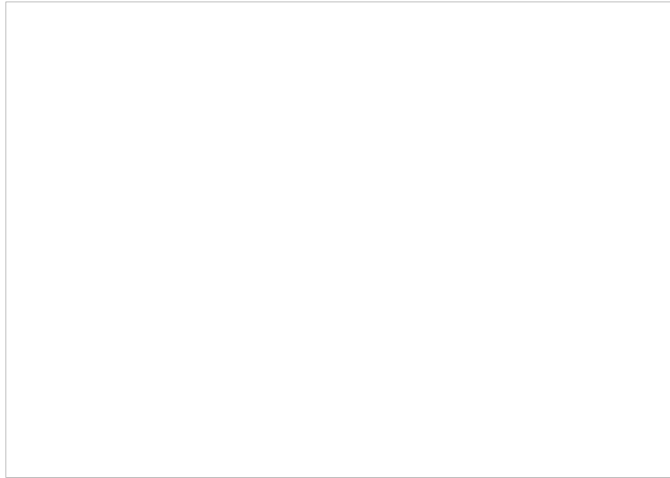
Situation Sandtoft Road is a quiet residential street located in the heart of the desirable Charlton Slopes with an excellent choice of local schools and childcare options for families to consider including the "outstanding" rated Our Lady of Grace Primary School and the equally popular Sherington Primary School. The Pointer School, Blackheath Prep and Blackheath High Junior School are also in close proximity. Westcombe Park Station is located just over 10 minutes walk away providing direct connections to London Bridge, Cannon Street and Thameslink services to Luton via Kings Cross. Change at Greenwich for DLR connections to Canary Wharf. North Greenwich Underground Station is also easily accessible via nearby and direct bus links. Blackheath Standard is a short walk away providing an M&S Foodhall as well as an array of independent shops and cafes. The retail park nearby provides a number of larger shops and supermarkets including M&S, Sainsbury's and IKEA. Property Ref Number: HAM-62302









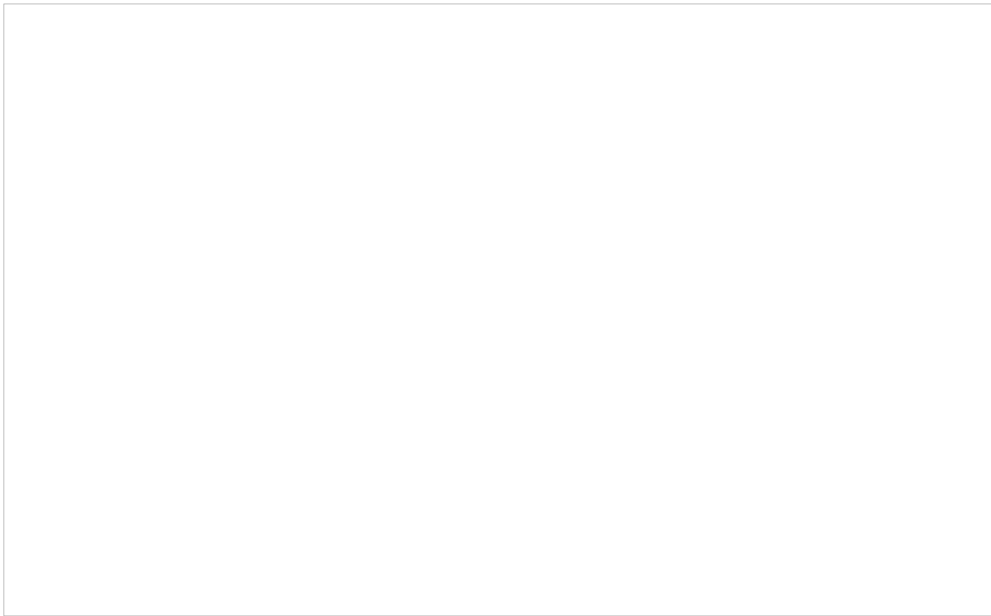




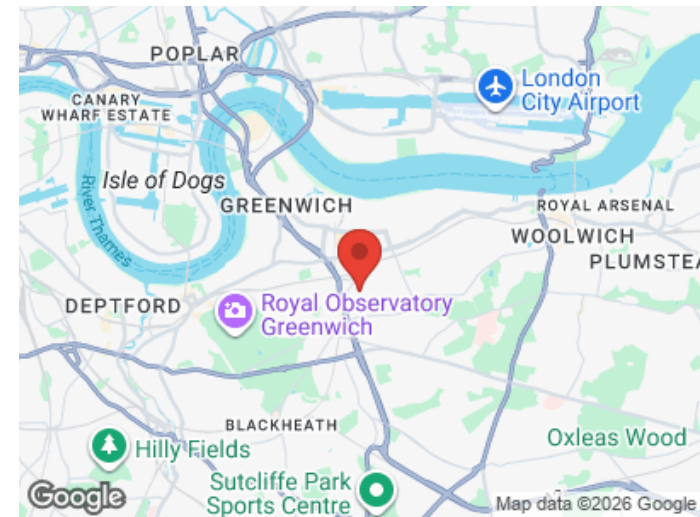
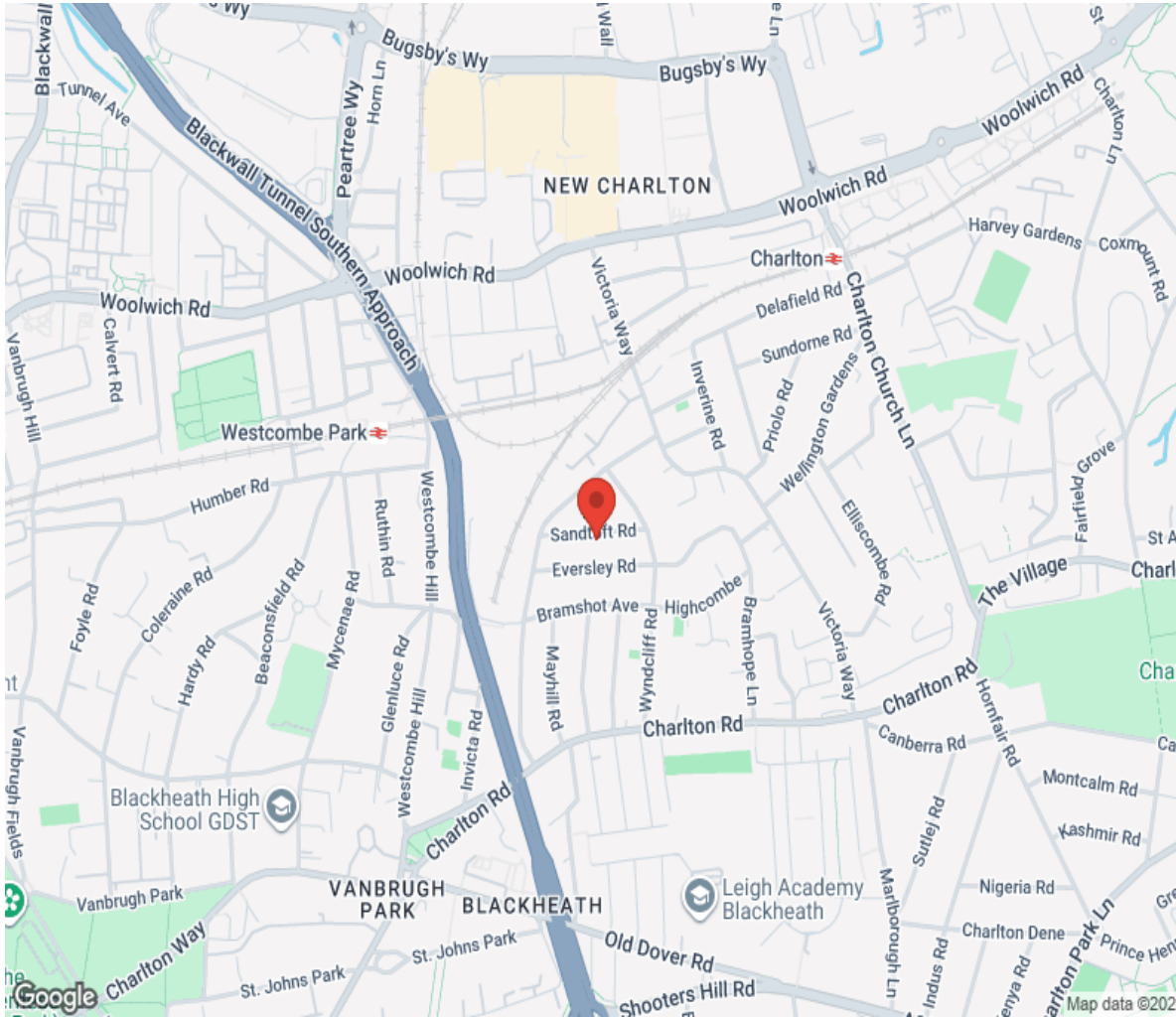


## Floor plan

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# Location



# Hamptons

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