



Lewisham / Greenwich Sales, 258 Lewisham High Street, London SE13 7LB  
T 020 8613 9677 E [lewisham@ludlowthompson.com](mailto:lewisham@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## WRICKLEMARSH ROAD KIDBROOKE



**SOLD**

**REF: 633464**

### **3 Bed, Semi-Detached House, Private Garden, 1 Garage Parking Space**

Driveway - 2 Receptions - Freehold House - 100ft Garden (approx.) - Large Garage - Downstairs W/C

**JUST REDUCED!!!! WAS £375,000 NOW THIS IS A BARGAIN! LOOKING FOR A KEENLY PRICED SPACIOUS FAMILY HOME IN SE3? THIS COULD BE YOUR ANSWER!** This is a large freehold house within walking distance of Greenwich Park and Blackheath Village. The property comprises a living room with bay window, large dining room, modern kitchen and downstairs W/C to the ground floor. The first floor has three spacious bedrooms and a newly fitted bathroom. There is also an extremely large garden (approx. 100ft), a garag... [continued below](#)

**Train/Tube** - Westcombe Park, Charlton, Blackheath, Kidbrooke

**Local Authority/Council Tax** - Greenwich

**Tenure** - Freehold

**ludlow**thompson



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Kitchen



Lounge



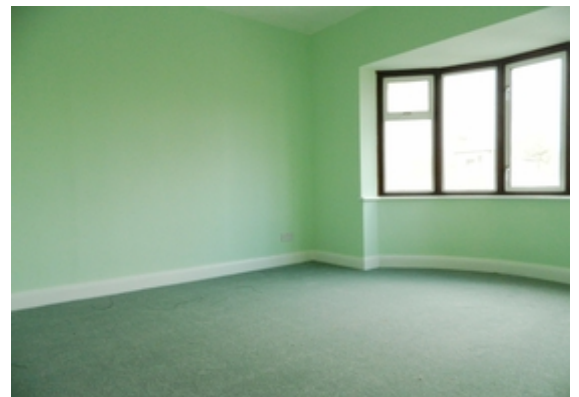
Dining Room



Garden



Master Bedroom



Bedroom 2



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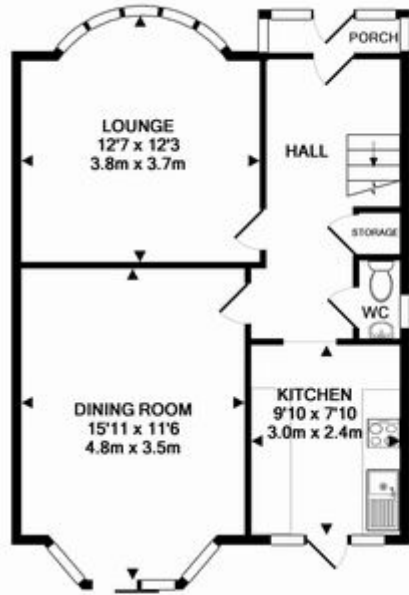
Bedroom 3



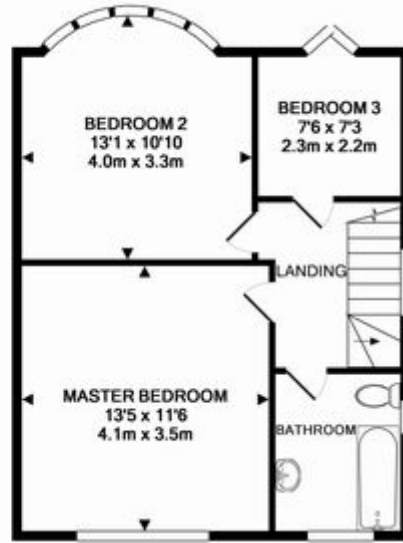
Bathroom



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GROUND FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2013

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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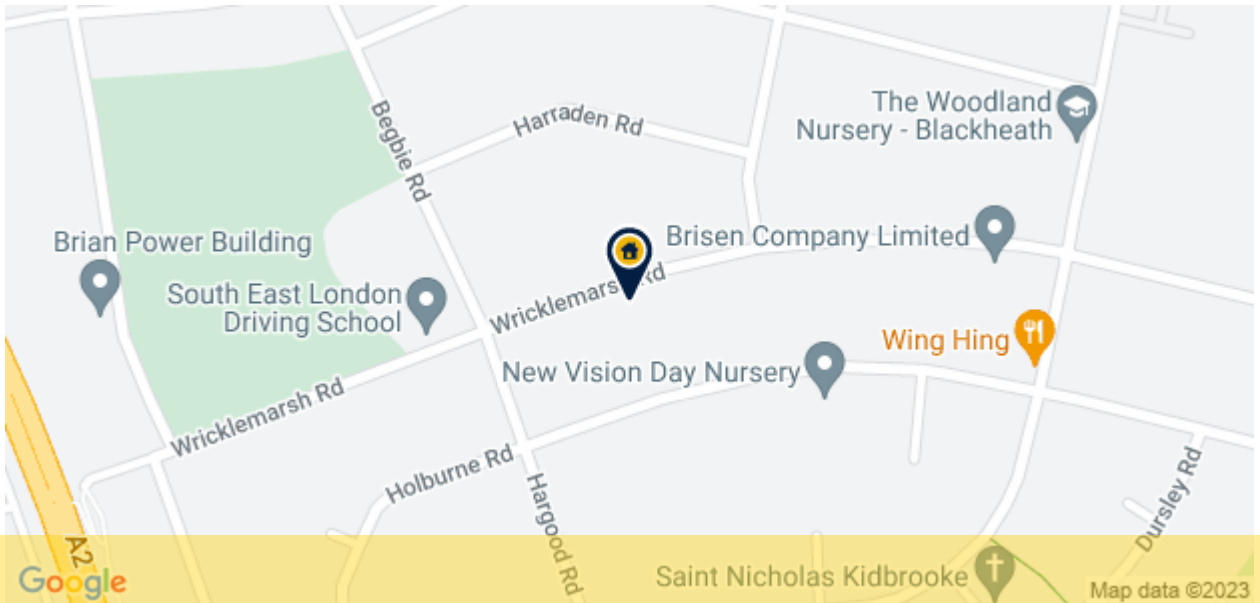
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# WRICKLEMARSH ROAD KIDBROOKE



CALL 020 8613 9677

REF: 633464

## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Lewisham / Greenwich Sales Office quoting 633464

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.