



A Superb Family Home in a Quiet and Popular Location

We are delighted to offer to the market this superb family home, which has been lovingly maintained over the years and enjoys a quiet and popular location, close to local schools, amenities and green open spaces.

This deceptively spacious ex-local authority end-of-terrace house offers excellent accommodation throughout. The ground floor comprises two exceptionally generous reception rooms, both featuring beautiful ornate plaster cornicing, adding an attractive period-style character to the home.

The separate kitchen is also an excellent size and benefits from direct access to the private rear garden, making it particularly practical for family living and entertaining.

Further benefits to the ground floor include a downstairs cloakroom, useful utility room and additional storage accessed from the entrance porch.

To the first floor are three generously proportioned bedrooms, together with a family bathroom suite.

The property would make an excellent home for a growing family and is ideally situated for local amenities and education, with Horn Park Primary and Nursery School nearby. The property also benefits from being adjacent to Horn Park Recreation Ground, providing excellent access to open space.

This is a property that really needs to be seen to be fully appreciated.

Robert Vincent Estate Agents hold the keys, so call us today to arrange your internal viewing.

Council Tax Band: C (Royal Borough of Greenwich)

Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden



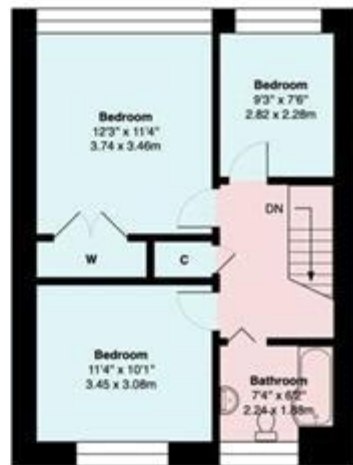
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ground Floor

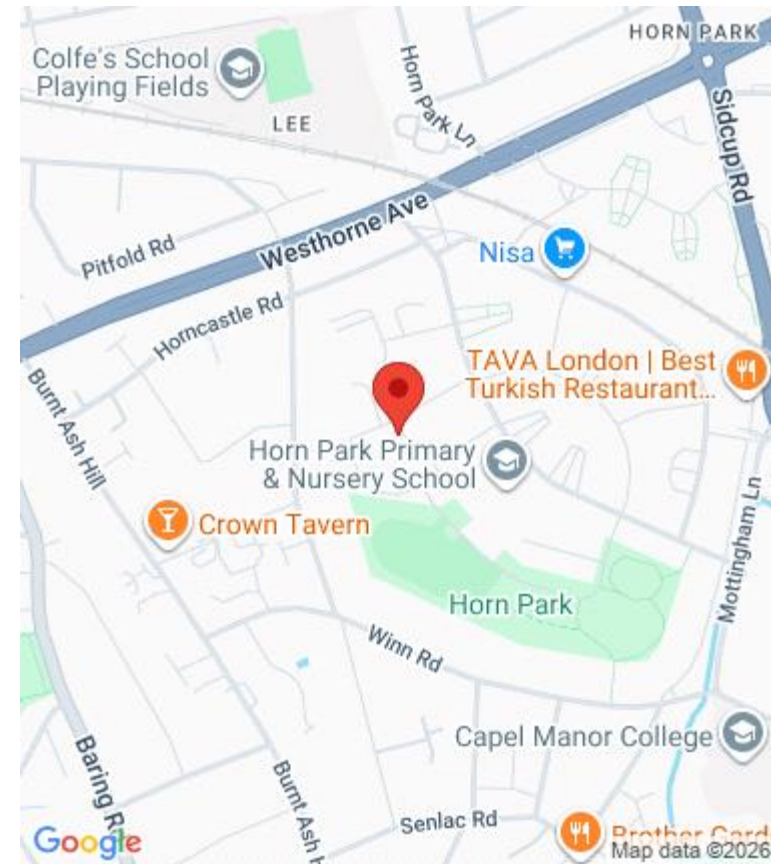
Gavestone Road, SE12

Approximate Gross Internal Area = 1104 sq ft / 102.6 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.