



Cheriton Drive, Plumstead Common



Harpers & Co



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Harpers & Co

7 Cheriton Drive, Plumstead Common

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- LIVING/DINING ROOM
- GROUND FLOOR WC
- FITTED KITCHEN
- LANDSCAPED GARDEN
- BASEMENT
- INSULATED AND BOARDED LOFT
- QUIET CUL-DE-SAC
- CLOSE TO TRANSPORT LINKS
- GOOD CATCHMENT AREA FOR LOCAL SCHOOLS

Property Summary

NEW INSTRUCTION £625,000 3 bedroom end of terraced house located in a quiet sought after cul de sac in Plumstead common. The property is within close proximity of mainline train stations and local schools. Harpers & Co is pleased to offer this well kept 3 bedroom end of terraced house.

The property comprises of a living room/dining room with access to a veranda leading to the beautifully landscaped garden, a fully fitted kitchen and a ground floor WC. The first floor comprises of 3 bedrooms and a spacious landing leading to the bathroom. The landing also provides access to the loft hatch which has a pull down ladder attached giving you access to a fully boarded and fully insulated loft. Externally the property has a driveway with parking for 2 cars.

The rear garden is landscaped with a small pond and an irrigation system which waters all plants and flowers. Once in the garden, you have access to a basement spanning the length and width of the house with 2 separate areas of differing heights which one area can be used as a workshop and the other as storage. Internal viewings are highly recommended. Give Harpers & Co a call today!



Accommodation

Entrance Porch

Double glazed with double glazed door.

Entrance Hallway

Solid oak flooring, double glazed windows with UPVC front door, stairs to first floor with glass balustrade, feature vertical radiator, skirting, coving, light pendant, power points, under stairs storage, door to ground floor WC.

Downstairs WC

Solid oak flooring, partially tiled walls, pendant light, double glazed frosted window, low level WC, vanity wash hand basin.

Through Living room/Dining Room

Solid oak flooring, double glazed windows, gas radiator, skirting, coving, 2 x light pendants, multiple power points, feature fireplace, double glazed patio doors, breakfast bar separating kitchen.

Kitchen

Solid oak flooring, double glazed window, gas radiator, skirting, fan light pendant, multiple power points, breakfast bar separating kitchen/diner, Integrated white goods, induction hob, wooden finish wall and base units with work surfaces, combi boiler.

First Floor Landing/Stairs

Carpet, double glazed window, pendant light, Access to boarded and insulated loft.

Master bedroom

Fitted carpet, double glazed windows, gas radiator, skirting, coving, light pendant, multiple power points, partially wallpapered, fitted wardrobes.



Bedroom 2

Fitted carpet, double glazed windows, gas radiator, skirting, coving, light pendant, multiple power points and fitted wardrobes.

Bedroom 3

Fitted carpet, double glazed window, feature gas radiators x 3, skirting, coving, light pendant, multiple power points.

Bathroom

Tiled flooring, partially tiled walls, frosted double glazed window, gas radiator, skirting, light pendant, three piece modern suite comprising of WC, bathtub and vanity wash hand basin.

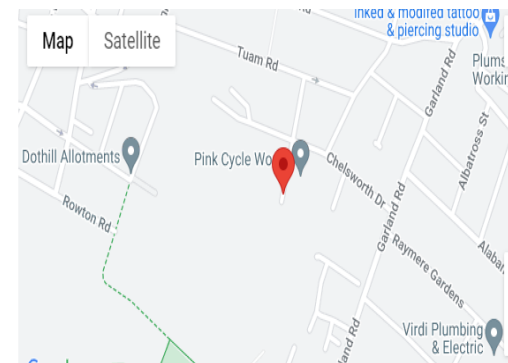
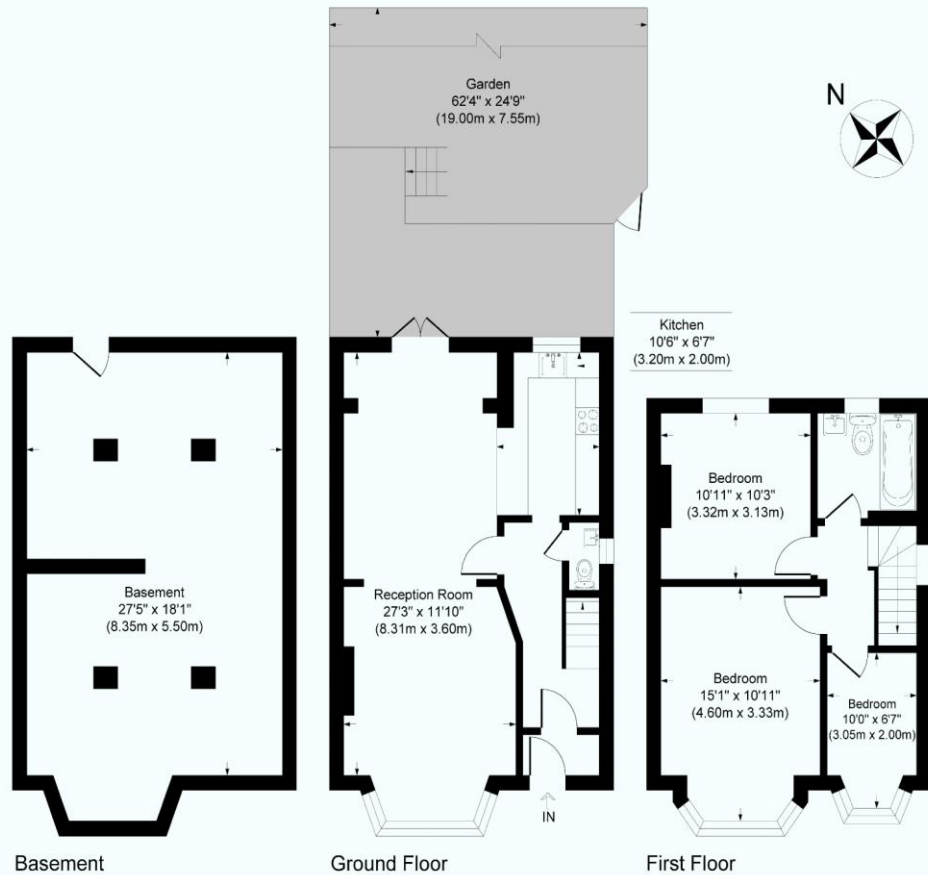
Loft

Fully boarded, fully insulated, fluorescent lights, multiple power points, wooden ladder.

Rear Garden

Landscaped garden, access to basement, irrigation system, 2 x wooden sheds, garden access is via a decked patio/veranda, small pond, side gate to shared driveway.





Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.