



Moordown, London, SE18 3NF



Harpers & Co

# Moordown

SE18 3NF

LARGE CORNER PLOT | LARGE HALLWAY | 2 RECEPTION ROOMS | 5 BEDROOMS | SEPARATE WC | FAMILY BATHROOM | LARGE FRONT GARDEN | ELEVATED POSITION | ATTRACTIVE VIEWS OF THAMES AND LONDON | GOOD SCHOOL CATCHMENT

Moordown, London

**EXTENDED and LARGE 5 bedroom semi in PROMINENT elevated corner plot with excellent views of London and the Thames. Harpers & Co are delighted to offer this very large and imposing corner semi detached house in the favored location with great access to A2, M25 and Central London. This property also gets access to the award winning OFSTED winning schools in the area. The ground floor comprises of 2 very LARGE reception rooms, a separate WC and large kitchen/diner. The first floor comprises 5 bedrooms, a family bathroom all with attractive front garden views or rear views of the Thames from this wonderful elevated position.**

## Entrance Hall

Fully carpeted throughout, skirting, coving, pendant light to ceiling, access to ground floor WC, access to Living Room, access to open plan Kitchen/Dining Room.

## Ground Floor WC

WC, porcelain sink with chrome mixer tap.

## Dining Room/Kitchen 24' 8" x 17' 7" (7.51m x 5.36m)

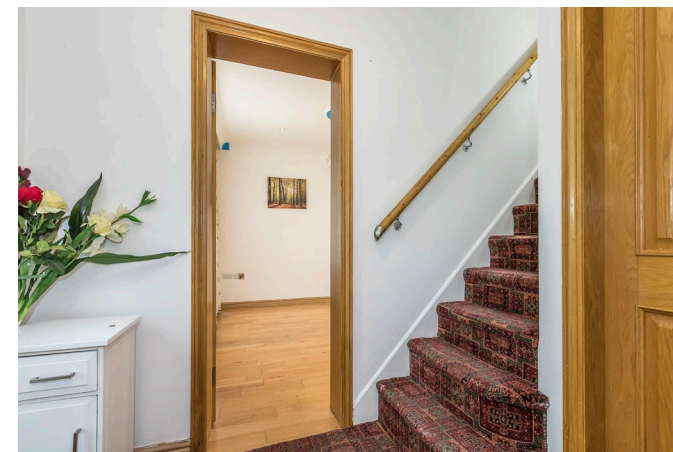
Wooden flooring throughout, skirting throughout, spot lights to ceiling, two pendant light fittings, two radiators with TRV valves, double glazed bay window, double glazed rear patio doors to garden, multiple plug points throughout.

## Kitchen 24' 8" x 17' 7" (7.51m x 5.36m)

Tiled flooring throughout, part tiled walls, spot lighting, floor and wall mounted storage units, breakfast bar, sink with chrome mixer tap, oven extractor fan, free standing oven, washing machine and fridge, multiple plug points throughout.

## Reception 2 21' 6" x 12' 3" (6.55m x 3.73m)

Wooden flooring throughout, skirting, coving, spot lights to ceiling, two pendant light fittings, double glazed patio doors to rear garden, multiple plug points throughout, one radiator with TRV.



**Master Bedroom** 13' 8" x 11' 2" (4.16m x 3.40m)

Fully carpeted throughout, skirting, coving, spot lighting, double glazed bay window, one radiator, multiple plug points throughout.

**Bedroom 2** 12' 5" x 12' 3" (3.78m x 3.73m)

Fully carpeted throughout, skirting, coving, spot lighting to ceiling, double glazed windows, one radiator with TRV valve, double inbuilt wardrobe, multiple plug points throughout.

**Bedroom 3** 11' 4" x 10' 11" (3.45m x 3.32m)

Fully carpeted throughout, skirting, coving, pendant light fitting, double glazed windows, one radiator with TRV valve, multiple plug points throughout.

**Bedroom 4** 12' 3" x 8' 8" (3.73m x 2.64m)

Fully carpeted throughout, skirting, coving, pendant light fitting, double glazed windows, one radiator with TRV valve, multiple plug points throughout.

**Bedroom 5** 7' 7" x 5' 11" (2.31m x 1.80m)

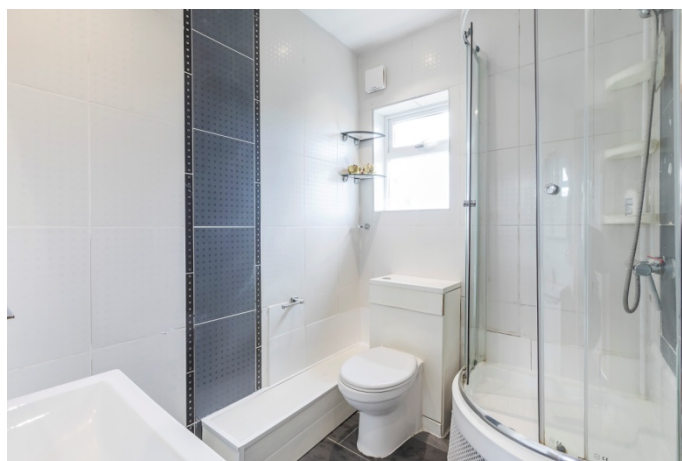
Fully carpeted throughout, skirting, coving, pendant light fitting, double glazed windows, one radiator with TRV valve, multiple plug points throughout.

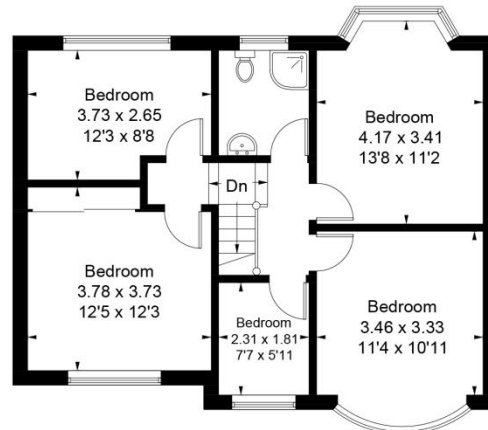
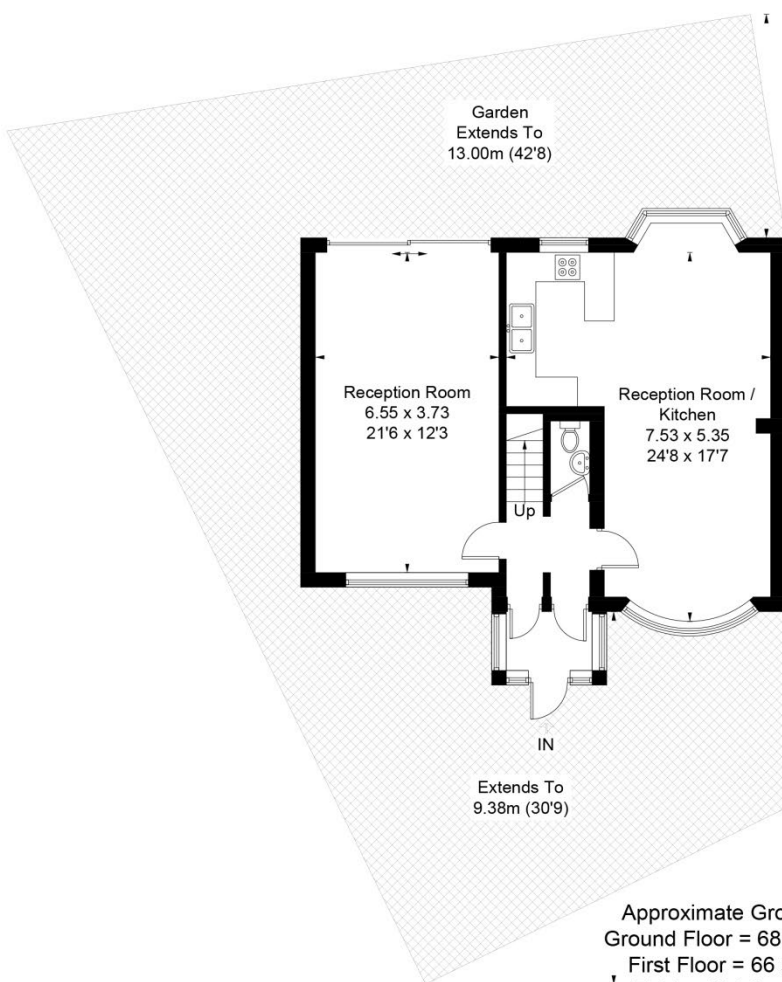
**Family Bathroom**

Tiled flooring throughout, fully tiled walls, large corner shower unit with glass enclosure, low level WC with push rod waste, sink with chrome mixer taps.

**Rear Garden**

Concrete patio area, mainly laid to lawn, access to front of property.





First Floor

Approximate Gross Internal Area  
 Ground Floor = 68.8 sq m / 740 sq ft  
 First Floor = 66 sq m / 710 sq ft  
 Total = 134.8 sq m / 1450 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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