



KIDBROOKE PARK ROAD, BLACKHEATH, LONDON, SE3 0DU
GUIDE PRICE £1,250,000-£1,350,000 FREEHOLD

A FANTASTIC THREE DOUBLE BEDROOM EXTENDED SEMI-DETACHED HOUSE SPANNING NEARLY 2,500 SQ.FT WITH A SUPERB 100FT GARDEN, SUMMERHOUSE WITH HOME OFFICE AND GYM, LOCATED JUST 0.6 MILES FROM BLACKHEATH VILLAGE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

Arranged over two floors the accommodation comprises to the ground floor; an entrance porch leading to a feature entrance hall, a 17'3 x 10'11 front reception room and a spectacular open plan kitchen diner extending to 26'9 x 21'4 with a very attractive modern kitchen, skylights and by folding doors to the garden. There is a separate utility room and downstairs shower room. Upstairs is a 17'4 x 10'10 master bedroom with ensuite shower room, a 12'2 x 9'9 second double bedroom with a feature vaulted ceiling and mezzanine and a dual aspect 13'2 x 9'9 third double bedroom. Finally, there is a stunning luxury modern family bathroom with freestanding bath and separate shower with feature stained glass window. To the rear is a superb 100ft garden with large patio, (same tiles as kitchen diner so with bi-folds open it brings the outside in), extensive lawn, side access and to the rear is an impressive and huge summerhouse which comprises; a large studio/office room, shower room and games room/gym, which could also double as a guest bedroom. The rear section of next doors garden has been formally acquired giving an extra 30ft of garden with shed and vegetable patch. There is off street parking to the recently landscaped front drive for several cars. This beautiful home has been extensively refurbished to a very high standard and is in excellent decorative order throughout. Features include; high ceilings, wood flooring, double glazed windows, plantation shutters, partial under floor heating and gas fired central heating.

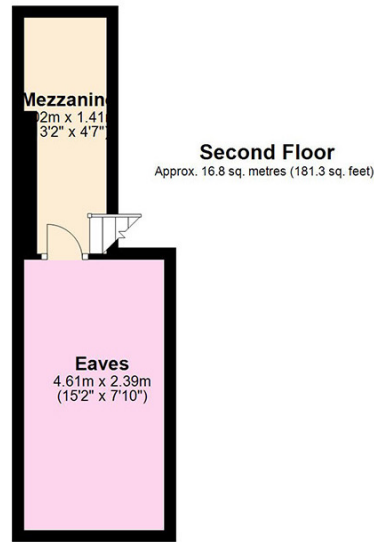
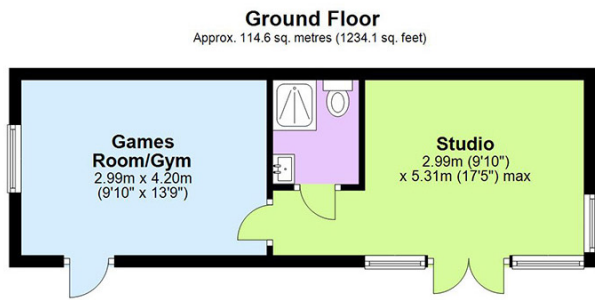
This is an impressive home and your earliest viewing is essential. Video tour can be seen at winkworth.co.uk

Kidbrooke Park Road is a popular spot and the house is located 0.7 miles from both Blackheath Station and from the newly rebuilt Kidbrooke Mainline station. Just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to North Greenwich for the Jubilee line as well as access to the DLR, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by. The house is just 0.63 miles from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.75 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital.

The Ofsted outstanding Brooklands, (0.45 miles) is close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles). There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park and nearest of all Blackheath Common.







Total area: approx. 189.4 sq. metres (2038.7 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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