



KEMSING ROAD, GREENWICH, LONDON, SE10
£1,100,000 FREEHOLD

WE ARE DELIGHTED TO OFFER THIS OUTSTANDING FIVE BEDROOM FAMILY HOME, THAT IS PRESENTED IN STUNNING ORDER, LOCATED IN THE HUGELY POPULAR HALSTOW SCHOOL CATCHMENT AREA IN EAST GREENWICH. MEASURING CIRCA 1577 SQ FT!

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DESCRIPTION:

We are delighted to offer this outstanding five bedroom family home, that is presented in stunning order, located in the hugely popular Halstow School catchment area in East Greenwich. Measuring circa 1577 sq ft!

Found over three floors, including a fabulous loft conversion, the property briefly comprises of two reception rooms, on the ground floor, along with a beautifully fitted kitchen. The rear reception features tri-folding doors onto a lovely, east facing, landscaped garden. The first floor consists of three double bedrooms, with one ensuite and one family bathroom. The loft conversion consists of a bedroom/study and the master bedroom which also has an ensuite. The property also comes with a large 21ft cellar which can be accessed off the ground floor, rear reception. The current owners have had the property fully insulated and have landscaped the rear garden. They have recently done work on the roof and added air conditioning to three of the bedrooms. Please note that the EPC was redone in 2022 and is now a C.

Kemsing Road, as mentioned, is perfectly located within the Halstow School catchment area, and is supremely popular with young families. This quiet road is just moments from the Greenwich Pleasance, and just a few minutes' walk to Westcombe Park mainline rail. The town centre is also close by, which offers a wide variety of shops and restaurants, along with DLR, riverboat service and, of course, The Royal Park.

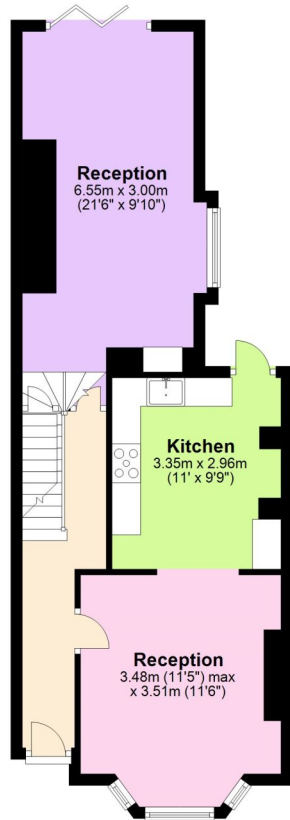
AT A GLANCE

- stunning family home
- Victorian semi detached
- five bedrooms
- three storey
- three bathrooms
- 21ft cellar
- c1577 sq ft
- loft conversion
- air conditioning
- lovely rear garden
- quiet road





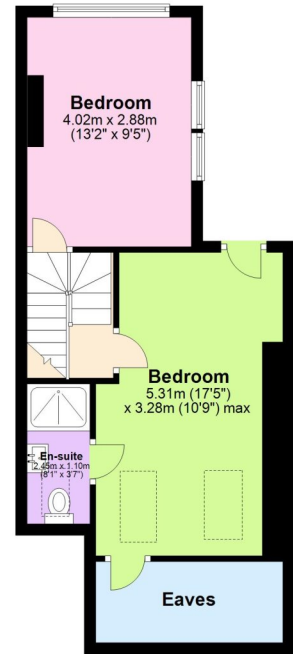
Ground Floor
Approx. 50.6 sq. metres (545.0 sq. feet)



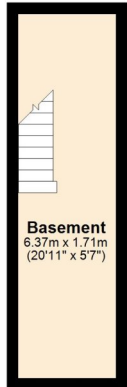
First Floor
Approx. 50.1 sq. metres (539.0 sq. feet)



Second Floor
Approx. 35.0 sq. metres (376.7 sq. feet)



Basement
Approx. 10.9 sq. metres (117.1 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 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.

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		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	83
EU Directive 2002/91/EC			

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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