



KIDBROOKE PARK ROAD, LONDON, SE3 0DX
OIEO £1,500,000 FREEHOLD

AN ABSOLUTELY STUNNING AND VAST, FIVE DOUBLE BEDROOM, THREE BATHROOM SEMI-DETACHED HOUSE SPANNING IN EXCESS OF 2,500SQ.FT (235SQ.M). SET ON A VERY LARGE DOUBLE WIDTH PLOT WITH A 95FT X 55FT GARDEN AND OFF-STREET PARKING LOCATED CLOSE TO BLACKHEATH VILLAGE, MAINLINE STATION AND THE HEATH.

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DESCRIPTION:

The accommodation is arranged over three floors and comprises; a large entrance hall with feature panelling, with downstairs WC, utility room and storage, a large front reception room with bay window to the front and a study. To the rear is an outstanding and huge 29'6 x 17'1 kitchen diner/family room with luxury fitted Kutchenhhaus kitchen with island and integrated appliances. There is a lantern skylight, bi-folding doors to the garden and sliding pocket door to a cinema/tv room/snug. The first floor offers four large and well-proportioned double bedrooms, including one with dressing area and a modern ensuite bathroom, and there is a large and stylish family bathroom with separate shower and bath. Finally, the top floor provides a superb master suite with a huge 19'0 x 18'4 bedroom area, Juliette balcony, a large dressing room, eaves storage and a feature ensuite bathroom with freestanding bath and plumbing for a shower. Set on a double width plot the house benefits from a huge garden extending to 95ft x 55ft with large terrace and deck, extensive lawn, mature shrubs and side access. There a good size front garden and off street parking for two cars.

This wonderful family home has been extensively extended and refurbished to a very high standard. Features include; original Parque flooring to reception and cinema/tv room, double glazed windows, Cat 6 cabling and concealed leads to all TV points, gas fired central heating, underfloor heating to the ground floor extension and first floor bathrooms and air conditioning to the master suite. This is a fantastic family home and will be very popular. Immediate viewing is essential.

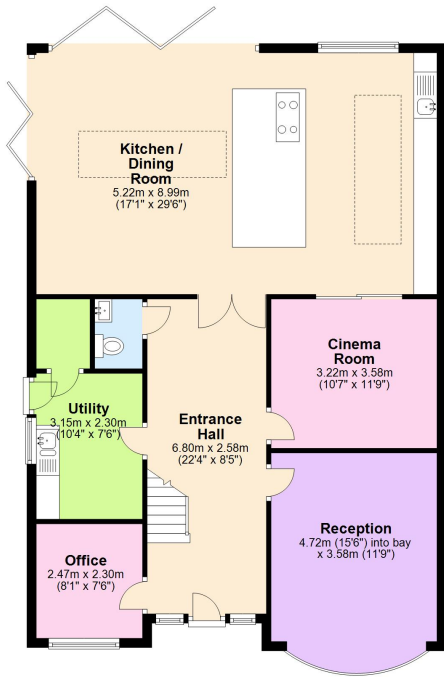
Kidbrooke Park Road is a popular spot and the house is located just 825 metres from the newly rebuilt Kidbrooke Mainline station. Just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to North 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.

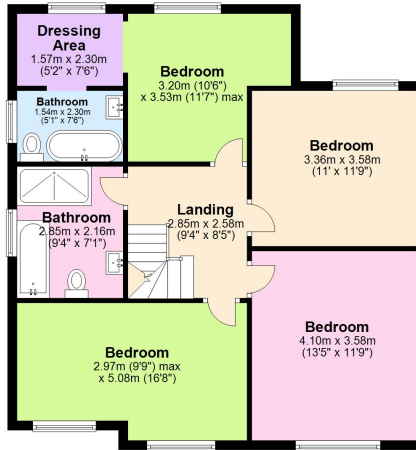




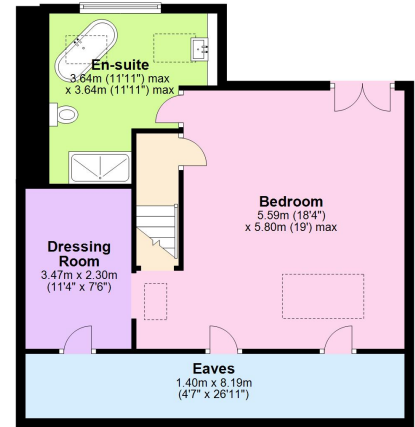
Ground Floor
Approx. 110.4 sq. metres (1188.7 sq. feet)



First Floor
Approx. 74.5 sq. metres (802.3 sq. feet)



Second Floor
Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 235.6 sq. metres (2535.6 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.

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