



KIDBROOKE GROVE, BLACKHEATH, LONDON, SE3 0LQ
£1,895,000 FREEHOLD

WITH A STUNNING PROFESSIONALLY LANDSCAPED GARDEN AND DOUBLE WIDTH PLOT, A SUPERB FIVE BEDROOM SEMI-DETACHED EDWARDIAN HOUSE LOCATED ON THIS PRESTIGIOUS CUL-DE-SAC JUST 0.6 MILES FROM BLACKHEATH VILLAGE.

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DESCRIPTION:

The accommodation is arranged over three floors and comprises; entrance porch and large entrance hall with downstairs WC, utility and storage, and a large front reception room with built in alcove storage, Arada log burner, and bay window. To the rear is an outstanding and huge kitchen diner/family room with luxury fitted kitchen with Neff ovens, two fridges and three freezers. Up to the first floor are three double bedrooms, two of which are huge with the master boasting a beautiful luxury ensuite shower room refitted by the current owners, and a lovely modern family bathroom. Finally, the top floor provides two further bedrooms (one with air conditioning and currently used as a double office), a modern bathroom and storage. The south west facing garden has been wonderfully landscaped and due to its double width plot extends to an impressive 102ft x 42ft at its longest points. There are extensive terraces, large deck, children's play area, lawn, summer house & shed (with mains electricity) and feature lighting (all part of a recent professionally landscaped makeover). At the front is a large driveway allowing off-street parking for several vehicles. There is excellent potential for further extension to the side (STPP which has been granted previously).

The property is in excellent decorative order throughout having been significantly improved by the current owners. Features include; original wooden floors, brand new carpets throughout, double glazed windows, plantation shutters, bespoke storage, and gas fired central heating.

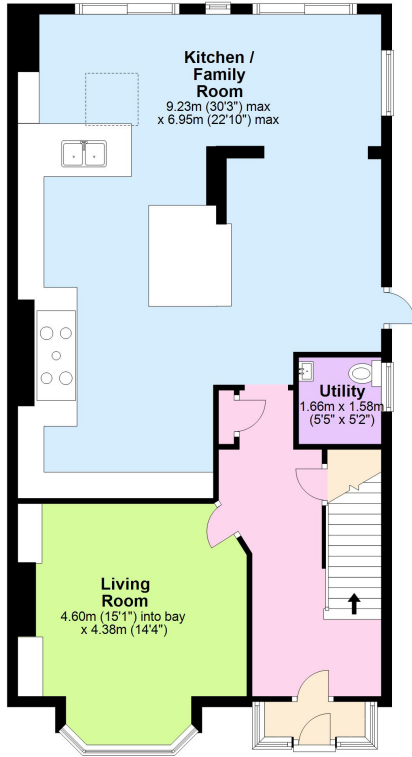
This is a fantastic family home and will be very popular. Immediate viewing is essential.

Kidbrooke Grove is a prestigious tree lined cul-de-sac known locally as one of the quietest and leafiest streets in Blackheath. It is just 0.6 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are within 0.6 miles including an M&S food hall. The fabulous Royal Greenwich Park is just 0.7 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. There are several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). There are superb transport links with Blackheath Station giving access to London Bridge, London Cannon Street, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.

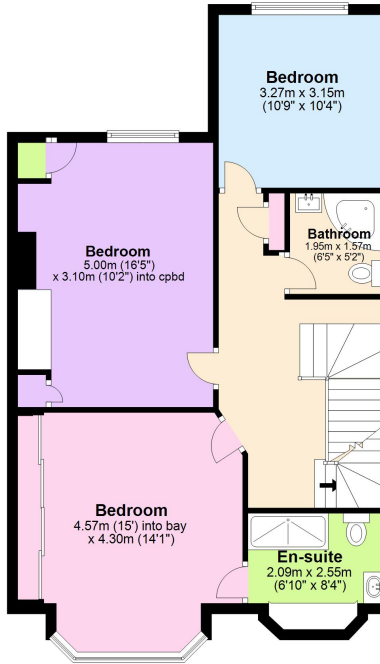




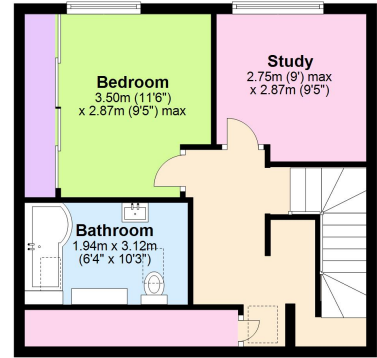
Ground Floor
Approx. 93.6 sq. metres (1007.0 sq. feet)



First Floor
Approx. 70.9 sq. metres (763.6 sq. feet)



Second Floor
Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 205.5 sq. metres (2211.6 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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
More energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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