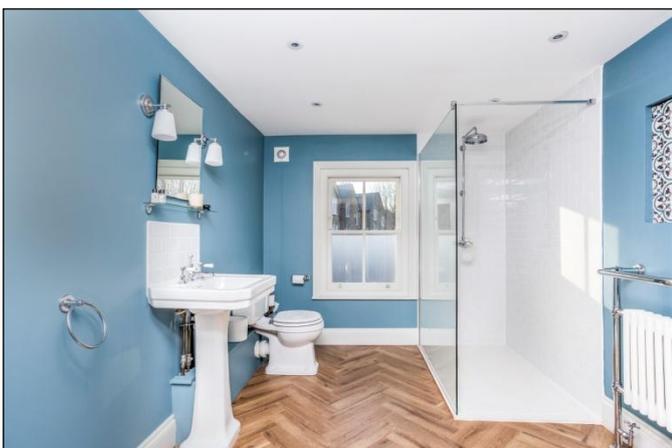




## Tyrwhitt Road Brockley £1,950,000 Freehold

Imposing period residence in sought after residential road adjacent to Hilly Fields. Being the subject of a complete restoration and refurbishment programme by the current owners, the house is offered now as a tastefully decorated beautiful family home. Period features include panelled doors and architraving - beautiful high ceilings with ornate cornices and mouldings - open fireplaces.

Briefly comprising Dual aspect drawing room - huge open plan family dining and superb hand built solid wood kitchen. Separate laundry room - cloakroom and large cellar. Master suite of bedroom dressing room and luxurious bathroom. five further bedrooms and two bathrooms - loft room - 70' west facing landscaped garden.



# Tyrwhitt Road, Brockley, SE4

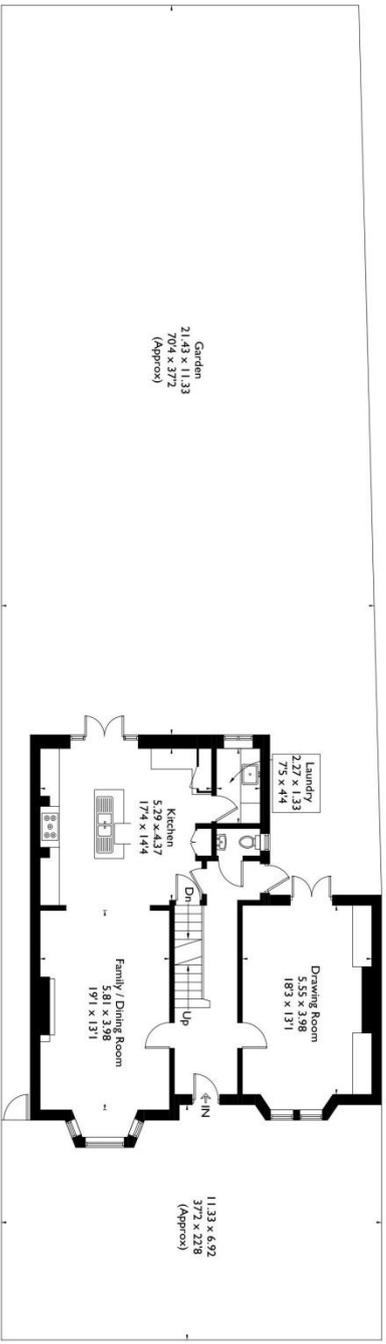
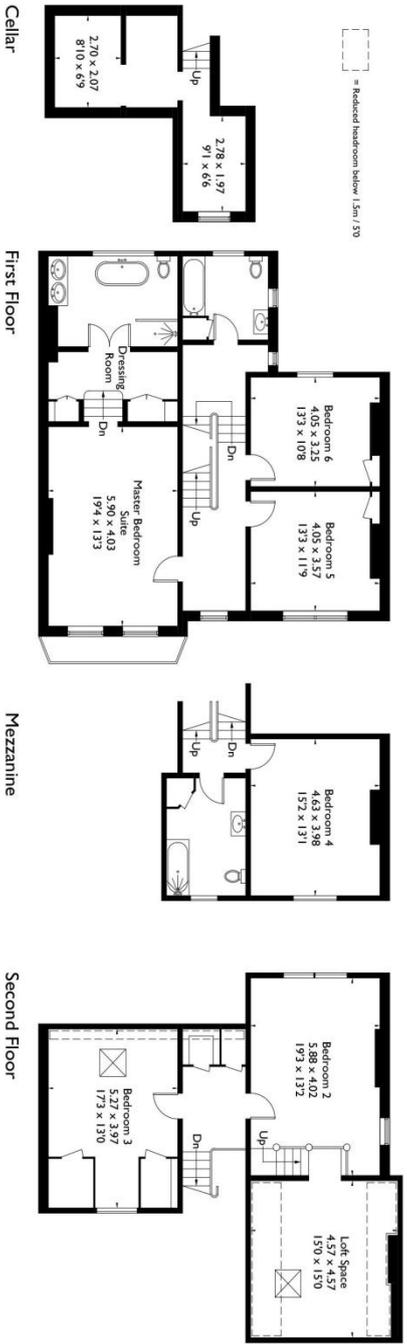
Approximate Gross Internal Area = 242.6 sq m / 2611 sq ft

Cellar = 17.7 sq m / 190 sq ft

Loft Space = 20.6 sq m / 222 sq ft

Mezzanine = 30.6 sq m / 329 sq ft

Total = 311.5 sq m / 3353 sq ft



Ground Floor

FLOORPLANZ © 2017 0845 6344080 Ref: 180609

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Under-floor heating to the entire ground floor. All new sealed double glazed timber sash windows. All light sockets and switches are all brushed chrome throughout.

Black and white chequered pathway leads through the front garden. Stone steps up to the glazed and panelled front door into:

#### **Entrance Reception Hall**

High ornate ceiling with original carved cornice and centre rose moulding. Picture rail and skirtings . Architraving around the panelled doors. Original Staircase leading up to the upper floors. Oak parquet flooring.

#### **Drawing Room**

Beautiful double aspect room with high twin sash windows to the front with working shutters and French windows to the rear opening onto the garden also with working shutters. Period marble fire surround with cast iron inset and slate hearth. Beautiful detailed ceiling with deep original cornicing and centre rose moulding. Built-in base units to either side of the fireplace.

#### **Family/ Dining Room /Kitchen**

Running from front to back of the house.

Family Area: wide angled bay window to the front. Period marble fireplace with cast iron inset, patterned tiles and slate hearth. Deep ornate ceiling with original carved cornice and centre rose moulding.

Dining Area is in the centre with a large opening through into the

Kitchen Breakfast Room:

Russell Blake hand-built solid wood kitchen (including the cupboard interiors and pull out drawers etc). Masses of storage cupboards, pull-out larders, drawers, glass fronted cabinets. Solid oak breakfast bar and island unit incorporating two deep sink units, arc mixer taps. Quartz work-tops. Integrated fridge/freezer and dishwasher. Space for a range cooker. Door with steps down into:

#### **Cellar**

Laid out into three sections. The first section houses the Vaillant boiler and large hot water tank.

Inner Hallway: Half glazed door leading up to the garden.

#### **Cloakroom**

Period style suite, white with chrome fittings. Wc and wall mounted hand wash basin with polished chrome taps. Opaque window to the side. Parquet oak flooring.

#### **Laundry Room**

Window to the rear. Plumbing for washing machine. Fitted base units with sink.

Stairs up to First Floor Half Landing . Deep built-in linen cupboard. Window to the side. Radiator.

#### **Family Bathroom**

Fitted in white period style suite with chrome fittings. Tongue and groove panelled bath with large mixer taps and hand-held telephone style shower attachment. Wc suite. Period style wash hand basin, wall mounted with chrome legs. Double aspect room with windows to the side and rear. Low-voltage ceiling lighting. Heated towel rail/radiator.

#### **Master Bedroom Suite**

Twin sash windows to the front. High ceiling with double cornice, wall panelling, dado rail, picture rail and skirtings. Stripped and waxed floor. Dimmer switches and bedside control switches. Two cast iron period style radiators. Small staircase leads down to:

#### **Dressing Room**

Custom built solid wood range of wardrobes, drawers and storage shelving. Double doors into:

#### **Master Bathroom**

Beautiful period style bathroom suite. Free-standing roll top, claw footed bath. Twin wash hand basins set into a marble top with hand built solid wood storage unit. Large period style backing mirror with lighting. Low flush wc. Large walk-in tiled shower cubicle with fixed rain shower head and separate hand-held shower attachment and glass screen. Half sand-blasted and half clear window to the rear. Ceramic tiled floor. Extractor fan and heated towel rail/radiator.

### **Bedroom Five**

Twin sash windows to the front. High ceiling with double cornice, picture rail and skirtings. Built-in cupboard. Pretty cast iron fireplace with cast iron and slate hearth. Stripped and polished flooring.

### **Bedroom Six**

Twin sash windows to the rear. High ceiling with double cornice, picture rail and skirtings. Built-in cupboard. Pretty cast iron fireplace with cast iron and slate hearth. Stripped and polished flooring.

Stairs up to mezzanine

### **Bedroom four**

Sash window to the rear overlooking the garden. Double ceiling cornice, centre ceiling rose and skirtings. Pretty cast iron fireplace with cast iron and slate hearth. Stripped and polished flooring.

### **Shower Room**

Fitted in a white period suite. Wash hand basin with chrome mixer taps. Low flush wc. Large walk-in shower cubicle with fixed rain shower and glass screen. Radiator/heated towel rail. Built-in linen cupboard.

Stairs up to Second Floor Landing lit via a Velux rooflight. Two large built-in storage cupboards.

### **Bedroom three**

High vaulted ceiling. Twin sash windows to the front. Cast iron radiator. Staircase up to

### **Loft Room**

Velux roof light to the side, ideal playroom.

### **Bedroom Two**

Double aspect with a Velux roof light to the front and a dormer sash window to the rear. Two deep built-in Eaves Storage Cupboards. Cast iron radiator.

### **Exterior**

Beautifully landscaped west facing garden, stone terrace, formal lawn surrounded by shrubs and flowers. Kitchen garden and children's play area.

