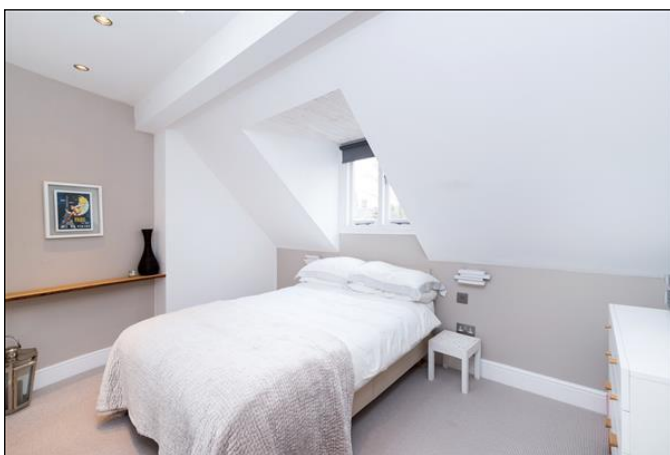
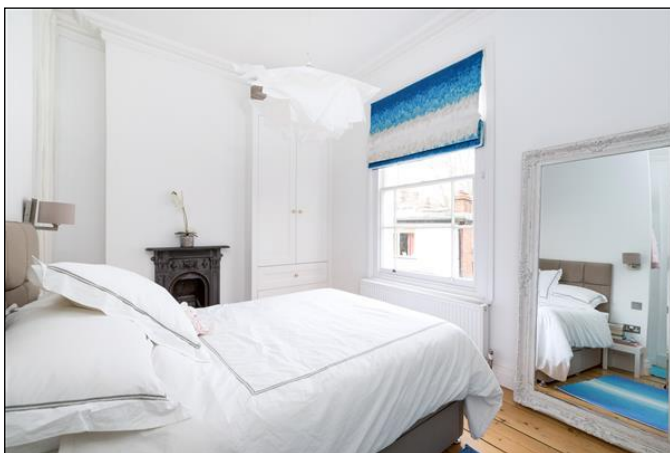




Eton Grove Blackheath £1,150,000 Freehold

Delightful end of terrace period house located in a quiet no through road just off Dacre Park and being within a short walk from Blackheath Village, station and the open heath. The current vendors have refurbished and extended this four storey house whilst retaining much of its original character and charm. Now comprising a lovely through reception with marble fireplaces, a through kitchen/dining/family room which opens out onto the landscaped garden, utility room, cloakroom, three bedrooms, the master of which has an en-suite shower and large wardrobe storage, beautiful period style bathroom and a well stocked pretty garden.



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.
VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922

Staircase leads up to the original panelled front door opening into the:

Entrance Hall

Stripped and waxed floorboards. Original ceiling cornice and skirtings. Radiator.

Living Room

Double aspect room with sash window to the front with original box shutters and original panelling and floor to ceiling multi paned sash at the rear overlooking the garden. Wide stripped and waxed floorboards. Two original marble fireplaces both with tiled hearths and custom built storage units and bookshelves. Radiator.

Lower Ground Floor

Kitchen/Dining/ Family Room

Lovely open plan double aspect room with sealed double glazed french doors opening onto the front court yard and sealed double glazed half panelled french doors opening out onto the rear garden. French solid oak parquet flooring throughout. Three radiators.

Kitchen is fitted in hand painted wall, base, floor units and larder cupboards with chrome handles. Marble worktops. Integrated fridge and freezer. Chilled drinks cabinet. Central island unit with marble work-tops incorporating deep butlers sink, integrated dishwasher. Space for a six ring range cooker. Built in Aeg extractor fan.

Family area: log burning stove set into a tiled fireplace recess. Cut-out recess for the television.

Dining area: Set into the orangery extension with a pitched glass roof and opening to the lovely rear garden.

Walk-in Utility

Marble work-top incorporating a butlers sink. Shelving. Plumbing for washing machine. Meter cupboard. To the outside front courtyard is an underpavement storage unit vented for the tumble dryer.

Cloakroom

Low flush wc. Wall mounted wash basin with chrome mixer tap. French solid oak parquet flooring.

First Floor Landing

Large sash window to the rear. Radiator.

Bedroom one

Wide sash window to the front. A dividing wall has been incorporated into the bedroom behind which is on one side a wardrobe with hanging rails, shelving and drawers below and to the other side is a built in large limestone tiled shower cubicle. Period open fireplace. Ceiling cornice and skirtings. Wide stripped and waxed floorboards. Radiator.

Bathroom

Beautiful bathroom comprising a period style suite. Ball and claw cast iron bath with mixer taps, hand held shower and fixed over head rain shower. Brick style tiling. Twin wash hand basins set into a french oak unit with shelving under with masses of storage. Period style wc suite. Two period style radiators/heated towel rails. Extractor fan. Original fireplace. Low voltage ceiling lighting. Cupboard housing the Worcester boiler for the gas central heating and hot water.

Second floor Landing

Velux rooflight.

Bedroom Two

Sealed double glazed casement dormer windows to the front and Velux roof light. Low voltage ceiling lighting and wired for bedside lighting. Radiator. Under eaves storage running the full length of the room.

Bedroom Three

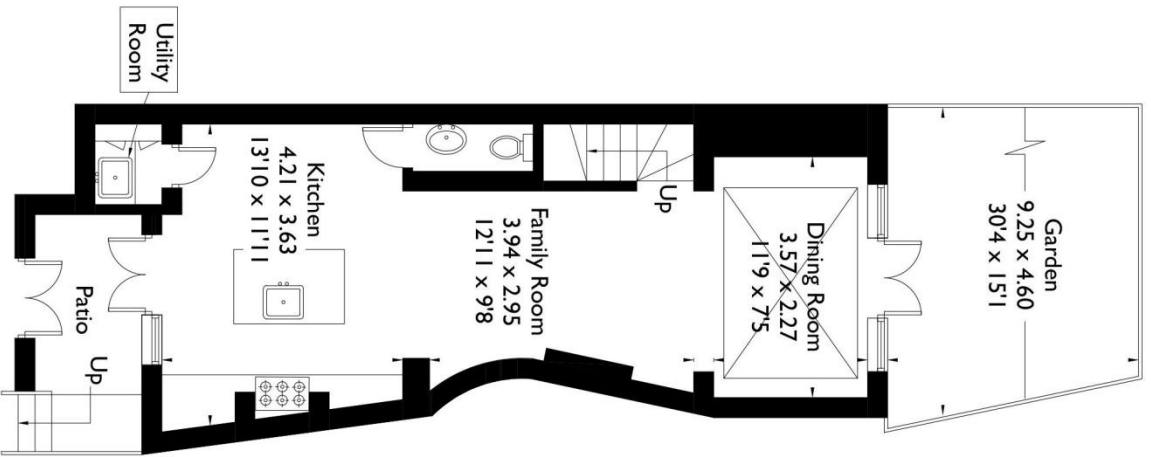
Velux rooflight to the rear with far reaching views. Radiator.

Exterior

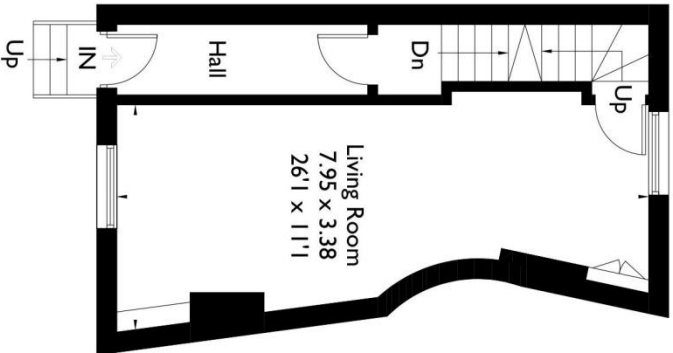
A gem of south facing landscaped enclosed rear garden with a raised decking area and a central pergola. Jasmine, olive trees and an array of other shrubs and plants. Custom built bench.

Eton Grove, SE13

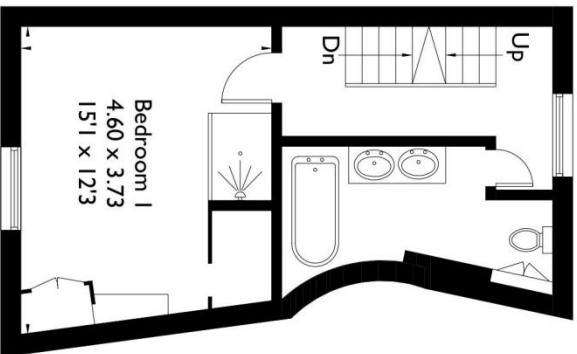
Approximate Gross Internal Area
128.7 sq m / 1385 sq ft



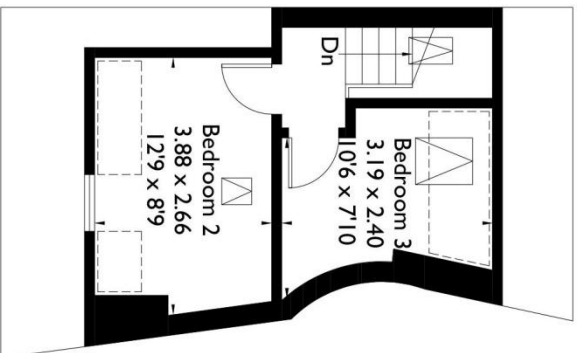
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

FLOORPLANZ © 2017 0203 9056099 Ref: 183263

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.