

KERSHAW'S

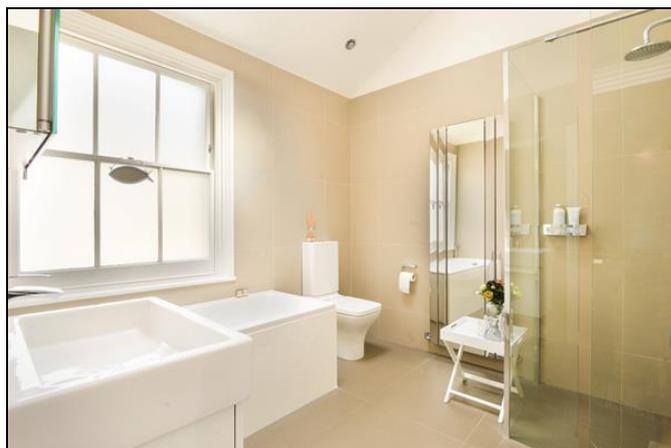


Quentin Road £1,075,000 Freehold

Beautifully restored and extended period home in this sought after tree lined residential road located just a few minutes from the centre of Blackheath Village and railway station. Retaining much original character and period detail yet offering an easy flowing house superbly decorated and flooded with light. Double aspect living room, extended and superbly equipped kitchen dining room, four bedrooms and large luxury bathroom/wc., plus separate cloakroom. Cellar with utility. Gorgeous Courtyard Garden.

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Quentin Road is perfectly situated for train access to the London Bridge, Cannon Street, Charing Cross and Victoria. Lewisham Station and DLR with direct service to Canary Wharf is 0.7 miles away. The house is in the catchment area of the Ofsted rated "outstanding" John Ball and St Margaret's primary schools as well as close to several outstanding independent schools including Blackheath Preparatory School, Pointers, Blackheath High School and Heath House.



Exterior entrance

Tiled pathway leads up through to the entrance porch solid wood door with etched glass. Opening onto the entrance hall.

Entrance

Ceiling cornice, carved portico and skirtings. Throughout the hallway and living room are laid with solid oak flooring. Radiator concealed within decorative cover.

Living room

Lovely sunny double aspect room with sash window to the front and French doors to the rear, opening onto the extended kitchen. Double ceiling cornice and skirting's. Open fireplace with marble surround and cast iron insert and real flame gas coal fire. Cast iron period style radiator.

Kitchen Dining Room

Lovely and bright extended kitchen with bi- folding doors opening onto the rear courtyard and glass roof and floor to ceiling glass windows, allowing maximum light to flood through.

Hand painted kitchen by Neptune, with ample wall units, space units and deep drawer units, open plate rail. Large larder, pull out trays, integrated dishwasher, deep butler sink with ark mixer tap and separate boiling water tap. 4 ring gas hob and Elica extractor hood, granite work tops, over sized limestone tiled floor. Wall mounted oven, separate Neff microwave oven, deep pan drawers, wall mounted radiator, integrated fridge freezer, full height larder.

Cellar/Utility

Good storage Cellar, butler sink unit, plumbed for a washing machine, space for a tumble dryer.

First floor landing

Bedroom one

Twin sash windows to the front. Two cast iron radiators, open fireplace with marble surround and cast iron inset. Ceiling cornice and skirtings.

Bedroom three

Sash window to rear, ceiling cornice and skirting's, open fireplace with cast iron insert, cast iron radiator.

Family bathroom

Luxurious bathroom with a Duravit suite. Panelled bath with waterfall tap with a separate hand shower. Tall WC suite, wash hand basin mounted in vanity unit with deep storage drawer under. Glass wall mounted cabinet with a shaver socket and light. Double sized shower cubicle with fixed head rain shower and hand shower. Walls and oversized tiled floor in original style ceramics. Etched glass privacy window, high vaulted ceiling and roof light and inset ceiling lights.

Cloakroom

White suite with wall mounted wash hand-basin with a cupboard under, wall -mounted W.C, window to rear, heated towel rail/radiator, inset ceiling lights, mirror fronted wall cabinet, limestone floor tiling and slash backs.

Second floor landing

Access to partially boarded loft. Large custom built storage cupboard and a large sash window to the rear.

Bedroom two

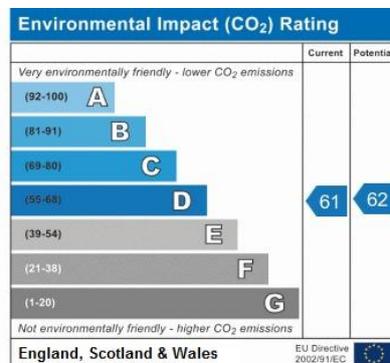
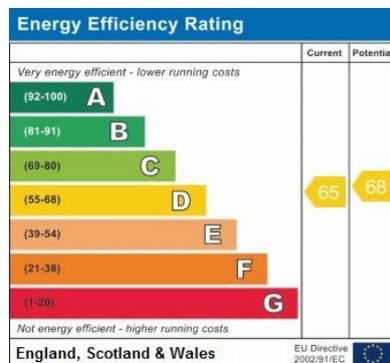
Twin sash windows to the front, double ceiling cornice and skirting's, two cast iron radiators, custom built fitted wardrobes, storage cupboards, open fireplace with cast iron inset.

Bedroom four

Sash window to the rear, ceiling cornice, skirting's, lovely period open fireplace, cast iron radiator, fitted bookshelves set into the chimney breast recesses.

Exterior

Very pretty limestone tiled private Mediterranean style courtyard garden with timber slatted privacy screens. Water tap and heater. In the garden there is a lockable bike store, (which could be housed in the front 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

Quentin Road, SE13

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
 Cellar = 5.5 sq m / 59 sq ft
 Total = 121.7 sq m / 1310 sq ft



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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.