

Wollaston Villas Hardy Road SE3 £2.95 Million Freehold

An amazing contemporary home with a light filled interior space of 3800 square feet with a beautiful landscaped garden of over 130'. The house is laid out over four floors and offers extremely flexible living that will suit many families with either young or older children or needing to house an elderly relative or nanny. A great family home for both comfortable living and entertaining on a grand scale. Located in a sought after quiet residential road in Westcombe Park, a short walk from Royal Greenwich Park. The Royal Standard is a short walk with its excellent array of shops including Marks & Spencer Food, butcher, baker, greengrocer, library and hardware store to name a few. Westcombe park Station offering both Thameslink and South Eastern Trains. Easy driving distance to the Blackwall Tunnel for City Airport and the A102 to Kent. The area is well served for schools in both the public and private sectors.

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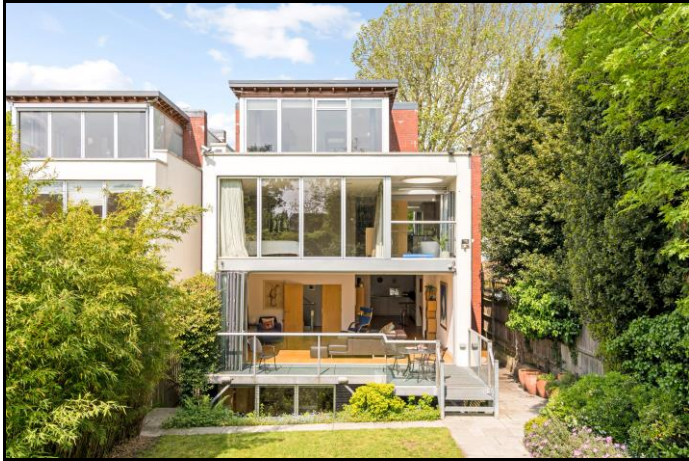
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Fantastic open plan formal reception with a floor to ceiling sliding doors opening onto a terrace overlooking the gardens. It leads through into the dining room and kitchen beyond. The kitchen is a cooks delight with a Bespoke Roundhouse Design Kitchen with Gaggenau integrated appliances.

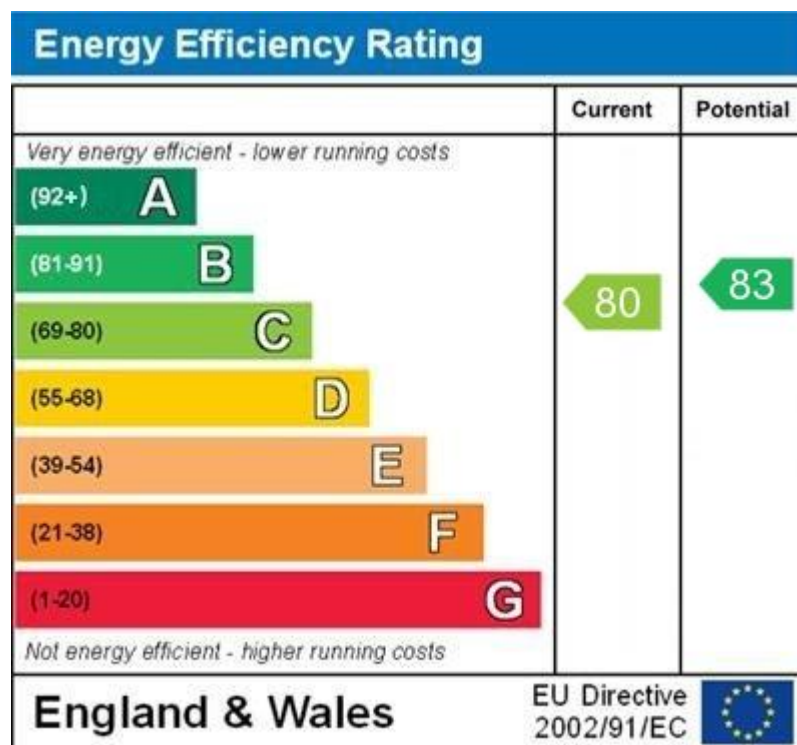
The Lower Ground Floor has a self contained unit of Living Room Kitchen, Bedroom and Ensuite Bathroom. Large Utility Room, Gym, Library and Store Room.

The First floor has the Master Bedroom with EnSuite Luxurious Bathroom with glass roof light and adjoining terrace so you can have a soak watching the stars. The Terrace links into the Bedroom. Bespoke fitted Dressing Room with masses of storage including shoe racks and a dressing area. In addition there are Two bedrooms and a Bathroom on this floor.

The Top Floor has Two large Double Bedrooms and a Luxurious JackandJill Bathroom with electronic roof light. One of the Bedrooms has a wraparound Roof Terrace.

The Rear Garden is a real gardeners dream, beautifully and professionally designed and densely planted with woodland, wild and natural flowers, shrubbery, fruit trees and quiet spaces to sit and relax, a dining terrace and a firepit area for social gatherings. The front is gated and secure with off road parking and an electric car charging point.

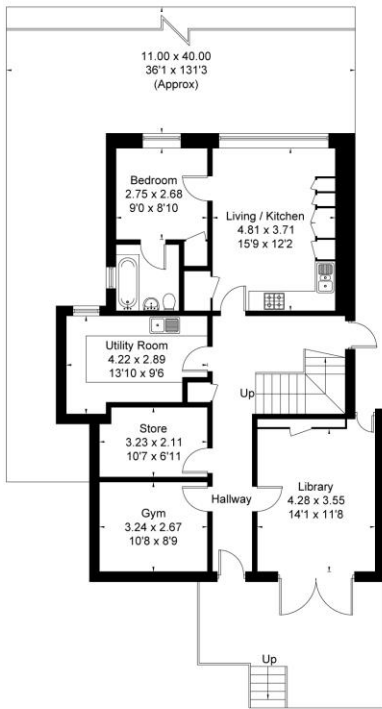
One of the unique design features is the glass brick wall running up the side of the house topped with electronic roof lights that allows air to permeate the house in the summer months and light all year round.



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Approximate Area = 353.1 sq m / 3801 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



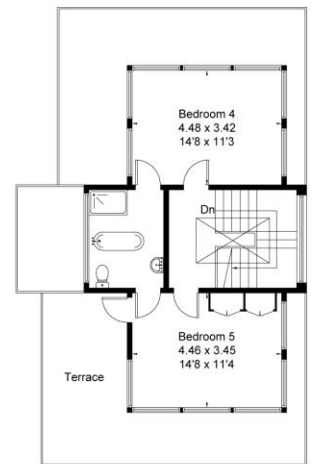
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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