



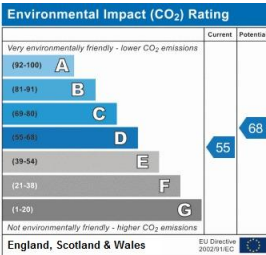
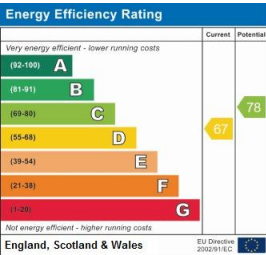
Kidbrooke Park Road, Blackheath

£1,250,000 Freehold

Immaculately presented and beautifully extended 1930s semi detached family Home with stunning garden and two garages. Located on a popular residential road, Kidbrooke and Blackheath BR stations are within walking distance. The house retains a wealth of period features including parquet and wooden flooring, original panelled doors with Bakelite door handles, a lovely staircase with solid oak hand rail, original tiled fireplaces and leaded light windows. It is decorated in neutral tones with recently fitted carpets. There is ample off street parking as well as two garages, one impressively set up as a huge work room. Bi fold doors open from the kitchen/dining/family room open on to the large, well stocked and mature secluded garden with patio areas

KERSHAW'S

The entire top floor is arranged as an open plan studio/living/bedroom/kitchen, an ideal teenage/au pair/nanny annexe. The vendor has carried out an extensive refurbishment programme on this lovely family home.



Entrance

Brick paved front entrance with ample off street parking . Pedestrian side access to the front. Double doors to enclosed porch. Entrance door to hallway.

Hallway

Parquet flooring. Low voltage ceiling lighting. Large radiator. Under stairs storage cupboard

Small inner hall with sealed double glazed door opening onto the side which could allow private access from outside and to upstairs of the house.

Reception One

Secondary glazed rounded bay leaded light casement window to the front. Three radiators. Picture rail and skirtings. Tiled fireplace with inset gas fire. Parquet flooring.

Reception Two

Sealed double glazed doors which lead onto rear dining/sitting room/ conservatory . Picture rail and skirtings. Tiled open fireplace.

Radiator. Parquet flooring.

Kitchen/Dining/Family Room

L shaped room, incorporating large rear extension with roof lights, bi fold doors and additional casement door opening out onto the rear patio and garden beyond. Additional casement windows at the side.

Kitchen

Fitted solid wood units with inset cream panelling and chrome handles, Fitted with a range of wall, base and drawer units. One and half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Integrated dishwasher. Integrated four ring electric hob and separate fitted oven and extractor hood. Quartz stone work tops. Large fridge freezer. Original built in tiled larder with window to the side. Built in cupboard housing the Vallant boiler for gas central heating and hot water cylinder. Ceramic tiled flooring throughout.

Low voltage ceiling lighting. Two radiators. Custom built wall mounted fold away dining table

Shower/Wet Room

Fully tiled ceramic walls and floor, White suite with Villeroy and Boch chrome fittings, shower unit, low flush WC, small vanity wash hand basin, storage cupboard under. Sealed double glazed casement window to the side. Heated towel rail/radiator. Shaver socket, low voltage recessed ceiling lighting

First Floor Landing

Large secondary glazed leaded light casement window at the side. Low voltage ceiling lights

Bedroom One

Sealed double glazed casement window to the rear overlooking the garden. Picture rails and skirtings. Built in wardrobes and storage cupboard. Tiled fireplace and radiator. Stripped sealed and polished floorboards.

Bedroom Two

Rounded secondary glazed casement bay leaded light windows to the front. Three radiators. Built in wardrobe and storage cupboard, Floor to ceiling shelving. Tiled fireplace. Stripped, sealed and polished floorboards

Bedroom Three

Secondary glazed leaded light casement window to the front. Stripped, sealed and polished floorboards

Bathroom

White suite with Villeroy and Boch chrome fittings. His and Hers wash hand basins, chrome mixer taps inset into built in vanity units with quartz stone surface. Low flush WC. Bath with shower over, chrome mixer taps and shower head. Glass shower screen. Two wall mounted mirror fronted cupboards. Ceramic wall and floor tiles. Double glazed casement window to rear. Radiator.

Studio

Sealed double glazed casement window to the side. Whole top floor has been arranged and designed as an open plan studio/living/bedroom and kitchen. Sealed double glazed roof light to the front and sealed double glazed casement dormer windows to the rear with views over the garden. Solid oak flooring, high vaulted ceilings, low voltage ceiling lighting. Access to additional loft storage. Built in desk unit area and recessed sleeping area. Radiator. Feature natural brick chimney breast. Kitchen fitted in a range of solid wood base and wall units, quartz stone work tops and splash backs, incorporating four ring ceramic hob, separate oven, sink unit with mixer taps. Plumbed for dishwasher. Two radiators. Large walk in wardrobe/storage cupboard

Shower Room

Fitted in white with Villeroy and Boch chrome fitting. Shower cubicle, low flush WC, wash hand basin, vanity unit. Ceramic floor and wall tiling. Low voltage recessed ceiling lighting. Wall mounted radiator/heated towel rail. Shaver socket.

Garden

Large west facing secluded and enclosed rear garden measuring 100 ft. Mature and well stocked with masses of plants, shrubs, trees and flowers. brick path and large brick paved rear patio as well as large tiled patio nearer the house. Large lawned area with brick and tiled pathways. Pedestrian rear access, access to the garage workshop and additional rear garage .

Timber built summer house and separate store room.

Garage/Work Shop

Vehicular driveway from Kidbrooke Park Road leading down to garage en bloc plus access to electronically operated large garage and fully functionally operating workshop with electronic car ramp and ample room for various cars, ideal workshop for many types of activities.

48 Kidbrooke Park Road, Blackheath, SE3 0DU

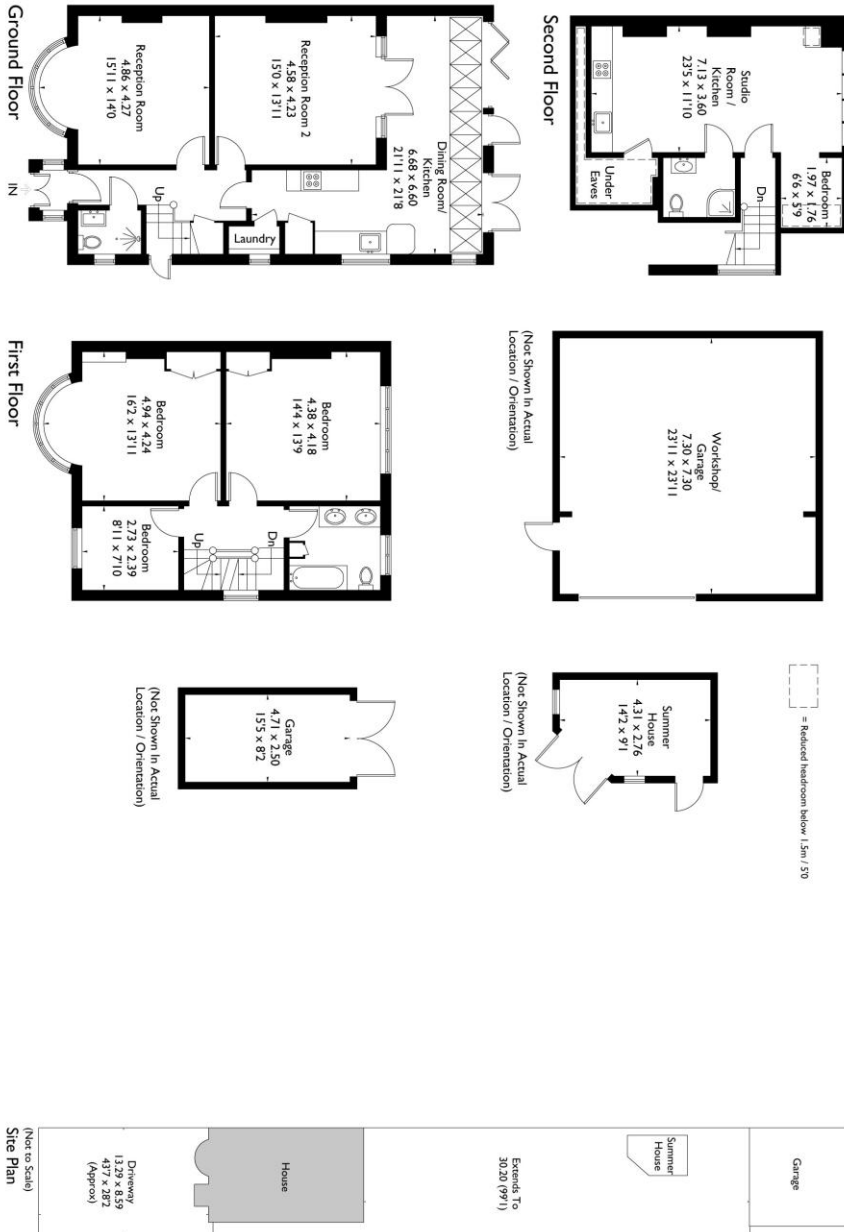
Approximate Gross Internal Area = 179.6 sq m / 1933 sq ft

(Excluding Under Eaves)

Garage = 65 sq m / 700 sq ft

Summer House = 10.7 sq m / 115 sq ft

Total = 255.3 sq m / 2748 sq ft



FLOORPLANZ @ 2017 0203 9056099 Ref: 195774

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.

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

