

Ulundi Road Blackheath SE3 **£1,550,000 Freehold**

Period Family house in this sought after residential road adjacent to Royal Greenwich Park. Immaculately presented spacious and well planned interior of 5 bedrooms, large family bathroom, shower room and ground floor cloaks. Formal Reception, open plan kitchen and dining room, laundry and cellar. Enclosed Rear Garden.

KERSHAW'S



Entrance

Slate tiled path to the entrance porch, sealed double glazed etched windows opening to entrance hall.

Light and spacious Entrance Reception, high ceiling, low voltage lighting, picture rail, skirting's, radiator. Walnut flooring.

Dining Room

Large light and sunny dining room with high ceiling, double cornice, skirting's, wide angled sash bay window to the front, American shutters, open fireplace with solid wood surround, nouveau style inset tiling and real flame gas coal fire, walnut flooring, radiator

Kitchen

Open plan to the kitchen fitted in cream high gloss units with chrome handles and glass splash backs, comprising a large array of wall units, base units, deep pan drawers, larder cupboards, integrated fridge and freezer, Neff wall mounted eye level double oven, 6 ring Neff gas hob, Smeg stainless steel and glass extractor hood, integrated Bosh dishwasher, limestone tiled floor, low voltage ceiling lighting, door at the side leading onto the side passageway leading to the front garden

Utility/laundry room

Fitted in same units as the kitchen, one and a half bowl sink unit with mixer tap, plumbed for a washing machine and space for a tumble dryer, fitted shelving, wall units, radiators, limestone floor, glass roof light, walk through to a cloaks area with a door leading out to the rear garden

Cloakroom

Vanity wash hand basin with cupboard under, low flush W.C, limestone floor tiles, extractor fan, low voltage lighting

Living room

Elegant room set at the rear of the house, high ceiling, double ceiling cornice, skirting's, limestone fireplace surround with granite hearth and gas real flame coal fire, floor to ceiling angled bay window at the rear with sealed double glazed windows and central French doors leading out to a stone terrace and garden beyond, walnut flooring.

Cellar

Large, spacious dry cellar, used for storage

First floor bedroom two

Dado rail and skirting's, radiator, lovely large bright sunny room, ceiling coving, wide angled sash bay window to the front, additional side window, two radiator's , range of built-in book shelves and base cupboards

Bedroom three

Located at the rear of the house, wide angled bay window set overlooking the gardens, in the winter when the trees are not in blossom you will have a view of Canary Wharf, radiator and built-in wardrobe with top storage cupboard

Bedroom four

Sash window to rear, built-in bookcase and base cupboard, radiator, dimmer switch

Family bathroom

White suite with chrome fittings, panelled bath, mixer tap and hand shower, shower cubicle with sliding glass screen, low flush W.C, vanity wash hand basin with mixer tap, fully tiled walls in ceramic tiling, matt ceramic floor tiles, heated towel rail/ radiator, low voltage ceiling lighting, etched glass sash window to the side

Second floor Master bedroom

Set at the front of the house with a deep dormer window with sealed double glazed casement windows, additional roof light, floor to ceiling range of fitted wardrobes with hanging rails and drawers, two eaves cupboards, radiator, dimmer switch, air conditioning unit

Walk-in wardrobe

Fitted with shoe racks and hanging rails, an additional cupboard housing a mega flow hot water cylinder and boiler for gas central heating.

Shower room

Large over-sized shower cubicle with fixed rain shower, wall mounted wash hand basin with vanity cupboard, concealed flush W.C, heated towel rail/radiator, sealed double glazed casement windows to the rear, low voltage lighting, walls fully tiled in ceramics, granite tiled floor

Half Landing

Velux roof light and radiator

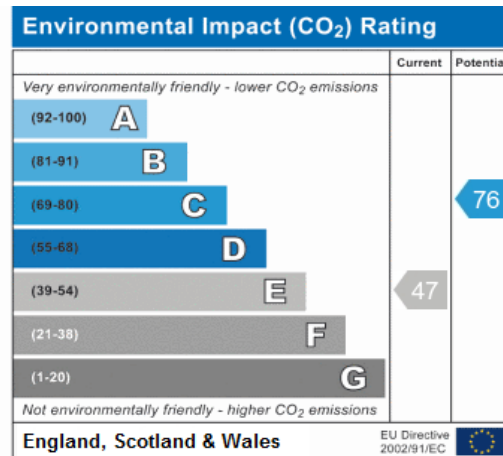
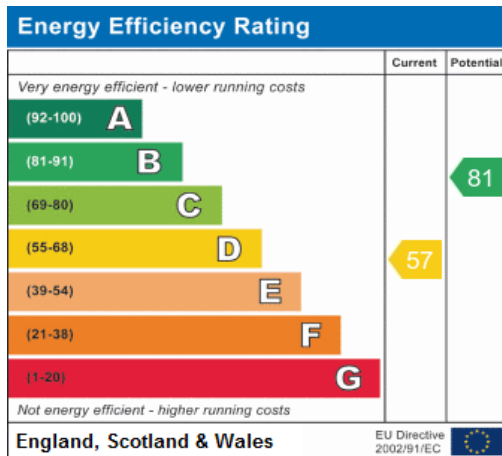
Bedroom five

Double aspect room with velux roof light to the rear and casement window to the side dormer, radiator, built-in children's wardrobe and storage cupboards

Rear garden

Enclosed rear garden, secluded with lawn, mature planting, surrounded with shrubs, trees and flowers, garden shed, stone paved dining terrace.

KERSHAW'S



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



Approximate Area = 201.4 sq m / 2168 sq ft (Including Eaves)
 Cellar = 16.3 sq m / 175 sq ft
 Total = 217.7 sq m / 2343 sq ft
 Including Limited Use Area (6.7 sq m / 72 sq ft)



Cellar
 Ground Floor
 First Floor
 Second Floor

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