



## Westcombe Park Road, Blackheath, SE3 **£1.55 Million Freehold**

Most attractive and substantial detached family home situated in a wide tree lined road that runs from Royal Greenwich Park to the Royal Standard. Set well back from the road by a large brick paved driveway providing ample off-road parking and mature screened front garden the house provides a light spacious well planned and proportioned interior.

# KERSHAW'S



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Located within walking distance of Westcombe Park Station, array of excellent shops including Marks & Spencer food hall, butchers, greengrocers, hardware store and many others plus bus transport at The Royal Standard and of course the beautiful Royal Greenwich park. Easily accessible to the A102 and both Blackheath Village and Greenwich town centres.

The house was built in 1910 and retains much of its original character and features, including stripped timber doors and architraves, dressers, parquet flooring and working fireplace. Only having had three owners since it was built it now offers a new family the opportunity to create a family home of their own. Comprising two large receptions plus dining/breakfast room, kitchen, utility and recently refurbished ground floor shower room. The first floor has four bedrooms, bathroom and separate w.c, the top floor has large bedroom, en suite shower room and an additional room that could be used as a dressing room, child's room or work room.

There is a delightful well stocked mature south facing garden densely planted with lots of shrubs trees and flowers. A dining terrace with a separate pergola and a brick shed with bike racks. To the rear of the garden is a Garage with power and a right of way access over the rear lane. In need of some attention, but could be rebuilt as home office, studio, gym etc.



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Approximate Area = 237.1 sq m / 2552 sq ft  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 254.8 sq m / 2742 sq ft  
 Including Limited Use Area (18.9 sq m / 203 sq ft)



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