



Camborne Row, Liskeard Gardens Blackheath **£2.25 Million Freehold**

Stunning and immaculately presented semi detached Family Residence located on a most sought after tree lined residential road within easy reach of Blackheath Village, the open heath and Royal Greenwich park. Built some five years ago to a classical period design the spacious well planned and proportioned interior has been finished to the highest standard. Stunning large open family room dining room and sublime oak kitchen with granite tops and Miele appliances. Luxurious sanitary ware. Alarm system, smoke alarm and video entry phone. Bespoke oak staircase and oak flooring. Under floor heating. Comprising Double level Entrance Reception - huge light open plan Family room Dining Room and state of the art Kitchen. Butler's Pantry and dumb waiter. Drawing Room overlooking the garden - Family Sitting Room, Master Bedroom Suite with Dressing Room and Huge Bathroom. Four further bedrooms with the second bedroom having an ensuite shower room and a large family bathroom. There are two cloakrooms, a utility room and an additional room. Integral garage and off road parking. Large rear garden with dining terrace and a landscaped formal garden. Liskeard Gardens is just a short walk from Blackheath mainline Station providing a fast and frequent service to London and a one-stop connection for DLR. The area is well served with schools in both the public and private sectors.

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Paved entrance, steps leading up to a deep large brick entrance porch with canopy

Entrance door opening onto hallway

Lovely entrance hall with twin sash windows to the side, solid oak flooring, ceiling cornice and skirtings, underfloor heating. Solid oak staircase leading to upper and lower floors

Lower Ground Level

Inner entrance hall with deep cloaks cupboard and access to integral garage.

Cloakroom

Villeroy and Boch sanitary wear, concealed flush WC, wash hand basin mounted into vanity unit, fitted mirror with lighting, low voltage ceiling lighting, fitted glass shelving, ceramic floor and wall tiling.

Kitchen/Dining/Family Room

Double doors from the entrance hall leading into a beautiful space at the rear of the house with family room dining area and beautifully equipped kitchen in solid oak with granite worktops and Miele appliances. Bi-fold doors from both dining and living areas opening onto the rear stone paved dining terrace plus additional sash windows all overlooking the garden. Kitchen appliances include, two ovens, microwave oven, coffee machine, induction hob, glass and stainless steel canopy, full size American style fridge and full size integrated freezer, large central larder cupboard, integrated dishwasher, integrated bin store, deep pan drawers, additional cupboards and drawer units. Dumb waiter serving the Butlers Pantry. Wired for sound.

Laundry room

Plumbed for washing machine and tumble dryer, granite worktops, stainless steel sink unit, mixer tap, deep oak shelf, large over-sized ceramic tiling, underfloor heating.

Few steps down from the Inner Hallway to:

Play room/ Wine store / Music room

An internal room with a variety of uses.

Cupboard housing a REMEHA quinta Pro Boiler.

Upper Ground Floor

Formal Living Room

Double doors from the landing, solid oak flooring, lovely light room set at the rear of the house overlooking the gardens, sash windows and full height doors with small Juliette balcony. Limestone fireplace surround with cast iron inset and limestone hearth with storage cupboards set either side of the chimney breast. Wired for sound, ceiling cornice and skirtings, underfloor heating.

Reception Room Two

Twin sash window to front, solid oak flooring, underfloor heating, custom built units running along the length of one wall with drawers and shelving. Ideal family room with masses of storage, additional cupboard housing all of the technical I.T data for the sound system. Wired for sound.

Half landing

Twin sash window to the side with opaque glass.

Bedroom Five

Triple windows to the front, ceiling cornice, skirtings, underfloor heating.

Cloakroom

Villeroy and Boch sanitary wear, concealed flush W.C, over wash hand basin set into vanity unit, Villeroy and Boch wall mirror, ceramic wall and floor tiling, underfloor heating.

First Floor

Master Bedroom Suite

Set at the rear of the house the bedroom has twin sash windows with lovely views to the rear across the gardens, ceiling cornice, skirtings, wired for sound, underfloor heating.

Walk in Dressing Room

Ample hanging rails, shelving and drawer units.

En-Suite Bathroom

A huge luxury bathroom with Villeroy and Boch sanitary wear, beautiful deep double ended bath, his and hers wash hand basins with mixer taps set into vanity unit with drawer fittings, large oversized walk-in shower with fixed rain head shower and hand shower, wall mounted W.C, low voltage ceiling lighting, underfloor heating, recess glass shelving, sash window to the rear, two wall mounted towel rails.

Bedroom Two

Twin sash windows to the front, ceiling cornice, skirtings, underfloor heating, large mirror fronted wardrobe.

En-Suite Shower Room

Large walk-in shower, recess glass shelving, wall mounted Villeroy and Boch wash hand basin, vanity unit with storage drawer, wall mounted W.C, large fitted mirror, ceramic wall and floor tiling, wall mounted heated towel rail.

Half Landing

Opaque window to the side, very large crawl in storage cupboard.

Second Floor Landing

Radiator, cupboard with Mega Flo hot water cylinder and linen storage, built-in wardrobe.

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Bedroom Three

Set to the rear with deep dormer casement windows, overlooking the garden, ceiling cornice, skirtings, two eaves storage cupboards, large built-in double wardrobe, Jack and Jill access to the family bathroom, radiator.

Bedroom Four

Dormer casement window to the front, ceiling cornice, skirtings, eaves storage cupboard, radiator.

Family Bathroom

Large family bathroom with Villeroy and Boch sanitary wear, double ended bath, glass screened walk-in shower cubicle, wall mounted W.C wash hand basin and vanity unit with storage drawer under, ceramic wall and floor tiling, wall mounted heated towel rail, low voltage ceiling lighting.

Exterior to Front

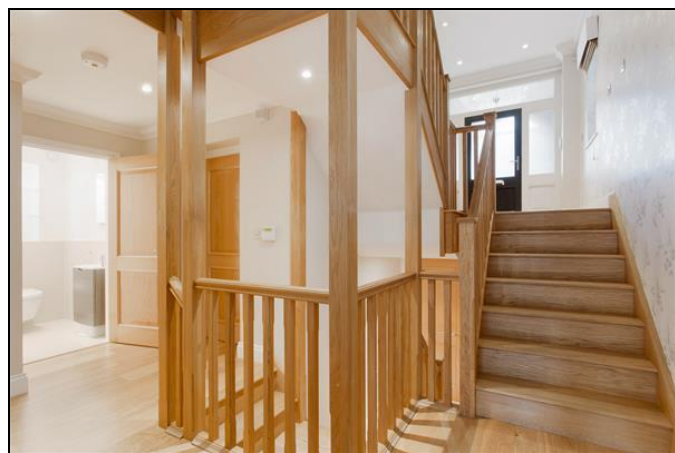
Off street parking on private driveway. Electric door leading to the large double garage.

Large Garage

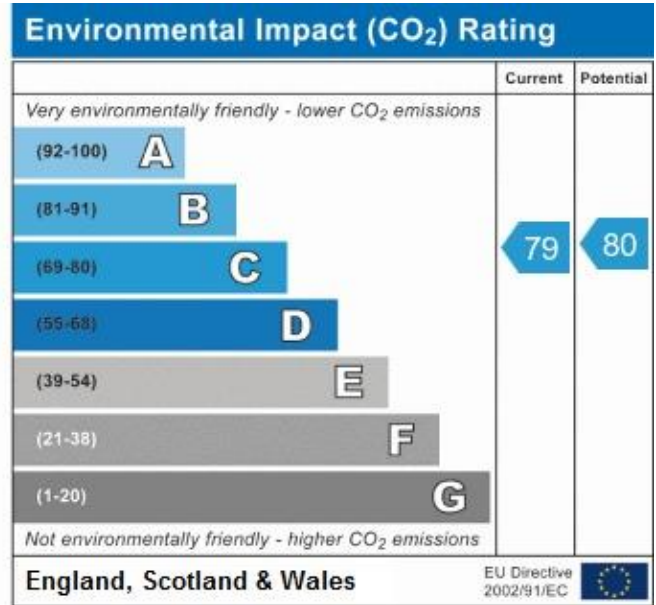
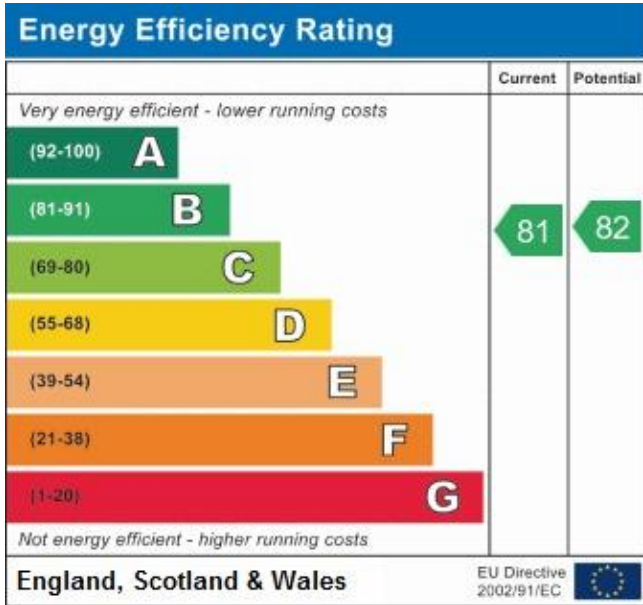
Equipped with power and light , ample storage and space for two cars.

To Rear

Almost 150' beautiful private and secluded garden that backs onto school playing fields. Laid to lawn with masses of trees, shrubs, bushes and flowers. Deep stone paved dining terrace, secure side access.



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Camborne Row, Liskeard Gardens, SE3

Approximate Gross Internal Area = 312.9 sq m / 3368 sq ft
(Including Garage)



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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.