

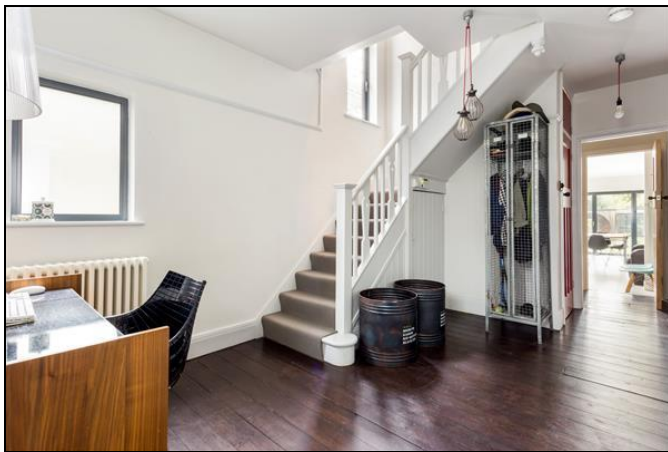


## Westbrook Road Blackheath SE3

**£1,100,000 Freehold**

Semi detached home that has been the subject of an architect designed extension programme to now offer a light filled contemporary family home that blends much original detail with the space and design for modern day living. The current owners have maintained or repaired original doors, floors, fireplaces, light switches and fitted the house with superior quality Starck by Duravit sanitary ware, Alno custom made kitchen, Miele and Siemens appliances, Fired Earth tiles and Bisque radiators. There is a comprehensive alarm system, rewiring, replumbing, new roof and double glazed windows and doors throughout. The garden includes a chill out area, separate studio and large dining terrace that flows from the kitchen. Located in a tree lined road just a few minutes walk from the open heath and 15 minute walk to Blackheath Village and station with a fast and frequent service to the City and West End, access to DLR and Overground. The A2 is close by with links to Canary Wharf, the City and Kent. The area is well served with schools in both the public and private sectors.

# KERSHAW'S



## **Entrance**

Secluded lawned front garden with path leading to entrance porch. Solid wood security entrance door with chrome fittings and sealed double glazed inset etched glass windows.

## **Entrance Hall**

Spacious reception entrance hall. Stripped and stained wood flooring. Under stairs storage cupboard. Original solid wood carved balustrade to staircase leading to upper floors. Sealed double glazed window to the side. Cast iron radiator.

## **Cloakroom**

Half tiled in white brick tiles with patterned floor tiles. Starck by Duravit concealed flush WC. Wall mounted Barbican sink. Extractor fan. Recessed low voltage lighting.

## **Reception Room One**

To the front of the house. Square bay window with sealed double glazed windows. Stripped and stained wood floor. Original panelled ceiling. Dado rail and skirtings. Open working fireplace with over mantel and tiled inset. Custom built book cases. Wired for Sky.

## **Reception Room Two**

Floor to ceiling double-glazed coated aluminium windows and door opening out onto the dining terrace and garden beyond. Cast iron radiators. Stripped and stained wood floor. Custom built dresser and DVD/CD shelving. Original panelled ceiling, dado rail and skirtings. Fireplace with Fired Earth hand painted pictorial tile panel. Cast iron radiators.

## **Kitchen/Dining/Family Room**

Huge light filled extension set at the rear of the house. Bi-fold doors to the side and rear opening out onto the dining terrace and the garden beyond. Lantern roof light. Clad in cedar. Extra wide metal clad door at the front leading on to the front driveway.

## **Kitchen**

Kitchen designed and made by Alno. Mixture of white high gloss, grey matt and white glass fronted units. Drawers and cupboards with interior lighting and organiser dividers. Self closing drawer units including deep pan drawers. Mixture of Corian work tops and Corian breakfast bar with marble effect glass top and splash back. Inset Corian sink unit. Mixer tap. Wall mounted Miele oven and separate wall mounted Miele combi oven, microwave and grill. Separate Miele warming drawer. Suspended Siemens hob with a mixture of induction and gas rings including large wok ring. Siemens stainless steel canopy extractor hood. Theatre style ceiling mounted ceiling lighting and industrial style wall lighting. Oversized tiled floor, with boiler fuelled under floor heating, which extends on the same level to the outside dining terrace. Integrated Siemens dishwasher. Space for freestanding fridge freezer and plumbed for chilled water. Full height larder cupboard. Rais wood burning stove. Bisque Hot Spring coil radiator.

## **Laundry Room**

Stacking Miele washing machine and tumble dryer. Worcester wall mounted boiler and separate large hot water cylinder. Wall mounted sink with cupboard under. Extractor fan.

## **First Floor Landing**

Panelled ceiling. Skirting boards. Fitted carpet.

## **Bedroom Two**

Square bay sealed double glazed window to the front. Built in wardrobe incorporating hanging rails and drawer units. Custom built shelving. Stripped and painted wood flooring. Cast iron radiator.

## **Bedroom Three**

To the rear. Wide sealed double glazed window overlooking the garden. Stripped and painted flooring. Tiled fireplace. Two built in wardrobes with shelving and hanging rails. Cast iron radiator.

## **Bedroom Four**

Sealed double glazed window to the rear overlooking the garden. Fitted carpet. Cast iron radiator.

## **Family Bathroom**

Freestanding roll top acrylic bath with Starck mixer tap and hand shower. Starck suspended wash hand basin with mixer tap. Suspended WC suite. Walk in shower cubicle with overhead fixed rain shower and glass screens. White brick style wall tiles. Heated towel rail/radiator. Slate flooring. Extractor fan. Sealed double glazed casement window to the front with etched glass. Low voltage recessed ceiling lights. Under floor heating. Villeroy and Boch cabinet.

## **Upper Floor**

Traditional staircase continues leading up to the upper floor. Large architect designed custom built loft extension which now provides beautiful master suite of bedroom, dressing room and shower room.

Traditional panelled door opens on to the Bedroom

## **Master Bedroom**

Lovely double aspect room. High ceiling. Full width windows to the rear overlooking the garden. Two velux roof lights. Kahrs Supreme Oak Da Capo flooring. Flos ceiling and wall lights. Cast iron radiator. Concealed eaves storage. Walk through to:

## **Dressing Area**

Floor to ceiling mirror. Concealed hanging spaces, drawer units and shelves custom built in wood..

## **En-Suite Shower Room**

Starck by Duravit white suite with chrome fittings. Suspended wash hand basin with chrome taps. Suspended WC. Walk in shower cubicle with glass screen and fixed overhead rain shower and separate hand shower. Glazed brick style wall tiling and marble floor tiling. Villeroy & Boch cabinet. Velux roof light. Bisque Orbit towel rail.

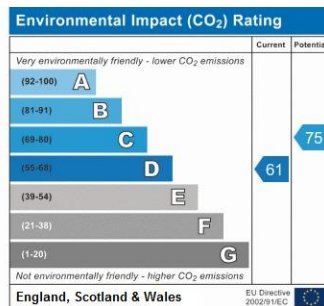
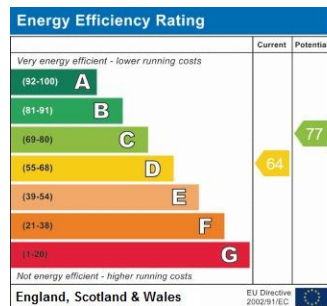
# KERSHAW'S

## Exterior

100' south facing garden to the rear. Dining terrace with lighting and exterior power points leading down to lawned area secluded by lots of mature shrubs, trees and flowers. Lighting on posts. Cedar chill out booth with timber decked terrace and oak block seating.

To the rear of the garden is a TIMBER BUILT STUDIO clad in cedar with sealed double glazed aluminium coated sliding doors. Wired for Sky and internet. Under floor electric heating. A garden store is incorporated with a separate side door.

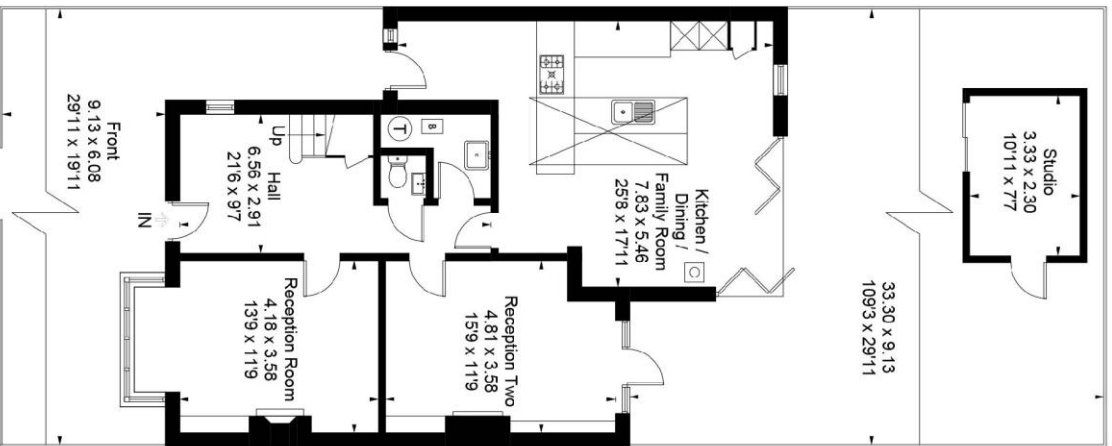
Off street parking to the front.



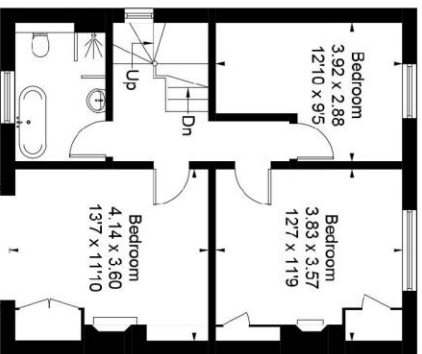
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate 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



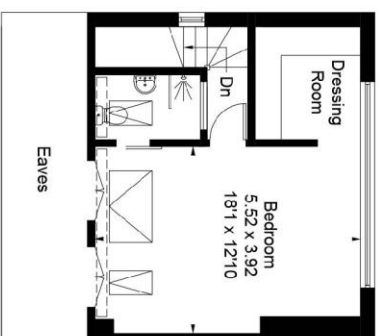
Approximate Area = 183.1 sq m / 1970 sq ft  
 Including Limited Use Area (2.8 sq m / 30 sq ft)  
 (Excluding Eaves)  
 Storage = 7.7 sq m / 83 sq ft  
 Total = 190.8 sq m / 2053 sq ft



**Ground Floor**  
 Area = 91.2 sq m / 981 sq ft  
 (Limited Use Area = 0.4 sq m / 4 sq ft)  
 Storage = 7.7 sq m / 83 sq ft



**First Floor**  
 Area = 56.7 sq m / 610 sq ft  
 (Limited Use Area = 0.7 sq m / 7 sq ft)



**Second Floor**  
 Area = 35.2 sq m / 379 sq ft  
 (Limited Use Area = 1.7 sq m / 18 sq ft)

□ = Reduced head height below 1.5m

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