



MYCENAE ROAD, BLACKHEATH, LONDON, SE3 7SE
GUIDE PRICE £1,500,000-£1,600,000 FREEHOLD

SET IN AN EXCELLENT LOCATION CLOSE TO GREENWICH PARK, THE HEATH AND WESTCOMBE PARK STATION, THIS FANTASTIC AND RARELY AVAILABLE FOUR BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM, DETACHED FAMILY HOME BOASTS AN APPROX. 140FT GARDEN WHICH FEELS LIKE A PRIVATE WOODLAND, AND IS SOLD CHAIN FREE.

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DESCRIPTION:

The property has been the home to the same family for over 50 years and is perfect for a new family to fall in love with. The property offers scope to enhance although has been recently decorated and refreshed with new carpets. Features include high ceilings, wood flooring, double glazed windows and gas fired central heating.

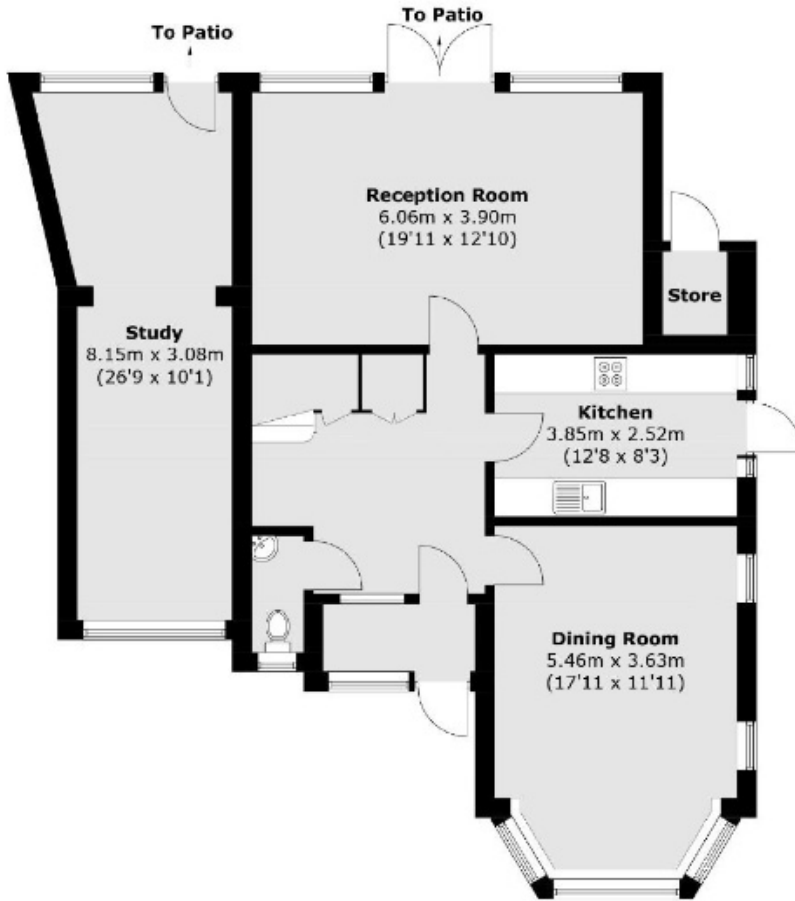
The accommodation is arranged over two floors and briefly comprises; an entrance porch and a large entrance hall with understairs cupboard and downstairs WC, a 17'11 x 11'11 dual aspect front reception room, a 19'11 x 12'10 rear reception room, a modern galley style kitchen and a 26'9 third reception room which was formerly a garage and has been converted with the addition of a conservatory to the rear section and works very well as a study or playroom. The first floor has four bedrooms, including two almost identical doubles, a very generous single bedroom and a large master suite with built in dressing table, wardrobes and an ensuite bathroom. Additionally, there is a second modern bathroom (wet room), linen cupboard and access to a large loft. To the rear is a fantastic east-south-east facing garden extending to approx. 140ft with raised patio which gets a lot sun, mature shrubs, flower beds, extensive lawn, shed and storage and the second half of which gives the feeling of owning your own private woodland with mature trees. There is an off street parking space to the front drive and permit parking to the road although visitors have two hours free parking.

This is a wonderful family home with excellent potential. The position on the road is very favourable and you not overlooked at either the front or the rear. Your immediate viewing is essential. There is no chain. Video and Virtual tours can be seen at winkworth.co.uk

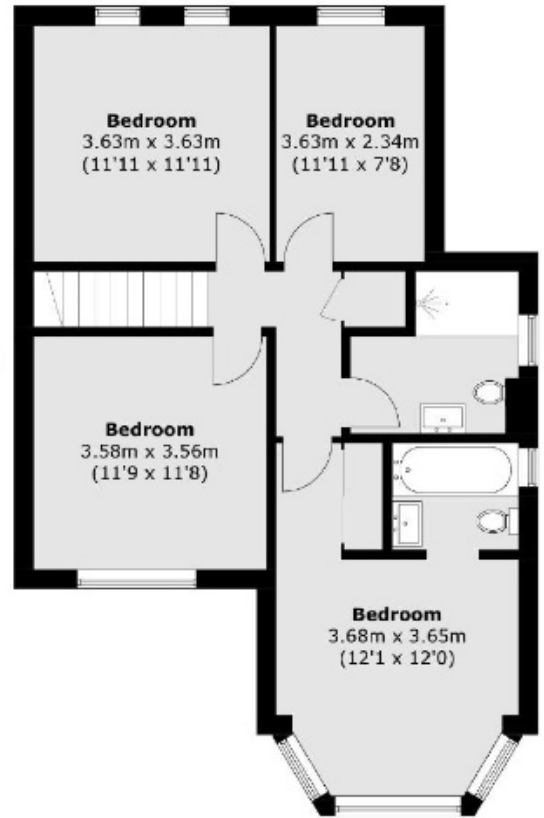
Mycenae is a popular road within the Westcombe Park area in Blackheath. The property is within 700 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1.04 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the west you will find the historic Greenwich town centre. Finally, 350 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 437 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College.







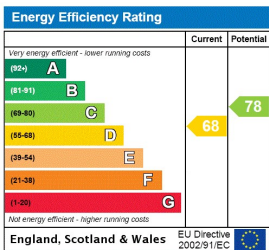
Ground Floor



First Floor

Total area (approx.): 166.1 sq. m (1,787.9 sq. ft)
(Including Store)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.



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