



**MYCENAE ROAD, BLACKHEATH, LONDON, SE3 7SG**  
**OIEO £1,500,000 FREEHOLD**

**OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS AND SET IN AN EXCELLENT LOCATION CLOSE TO GREENWICH PARK, THE HEATH AND WESTCOMBE PARK STATION, IS THIS FANTASTIC AND RARELY AVAILABLE FOUR BEDROOM DETACHED FAMILY HOME SET ON A PLOT OF APPROX 150FT WHICH FEELS LIKE A PRIVATE WOODLAND AND IS SOLD CHAIN FREE.**

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk







## DESCRIPTION:

The property has been the home to the same family for over 40 years, offers plenty of scope to enhance and is perfect for a new family to fall in love with.

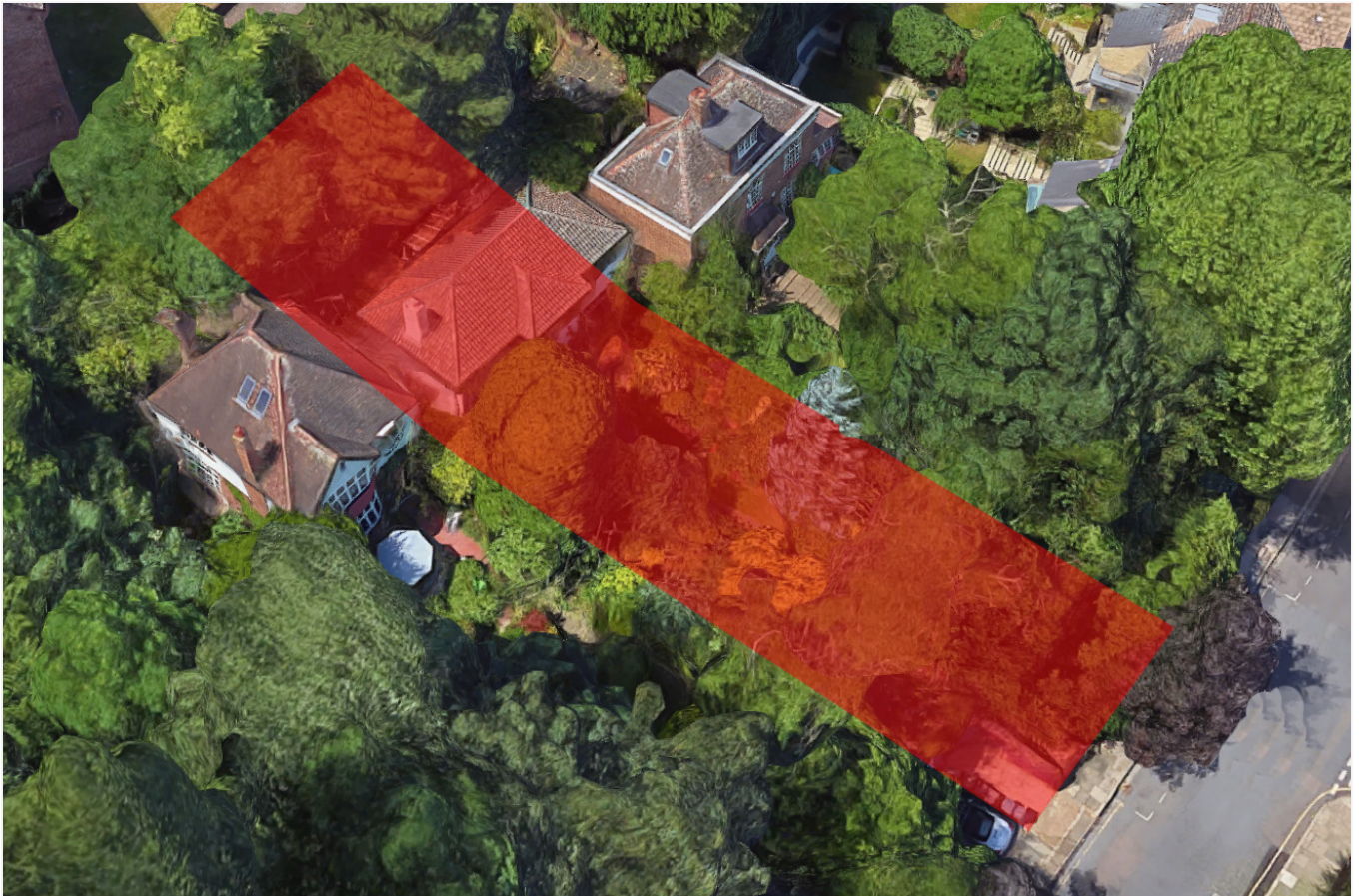
The accommodation is arranged over two floors and briefly comprises; a large entrance hall with understairs cupboard and downstairs WC, large living room with dual aspect, brick-built fireplace and built in shelving, dining room, a separate kitchen and a large conservatory. The first floor has four bedrooms, including two good sized doubles and two singles, and a large bathroom. To the rear is a landscaped garden extending to approx. 25ft and the beautiful front garden extends to approx. 75ft with a wealth of plants, mature shrubs and providing a secluded space which gives the feeling of owning your own private woodland with mature trees. There is a garage to the front with an off street parking space as well as permit parking two hours free parking for visitors. 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](http://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 aswell as the Greenwich Steiner School (on Mycenae Road). 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.



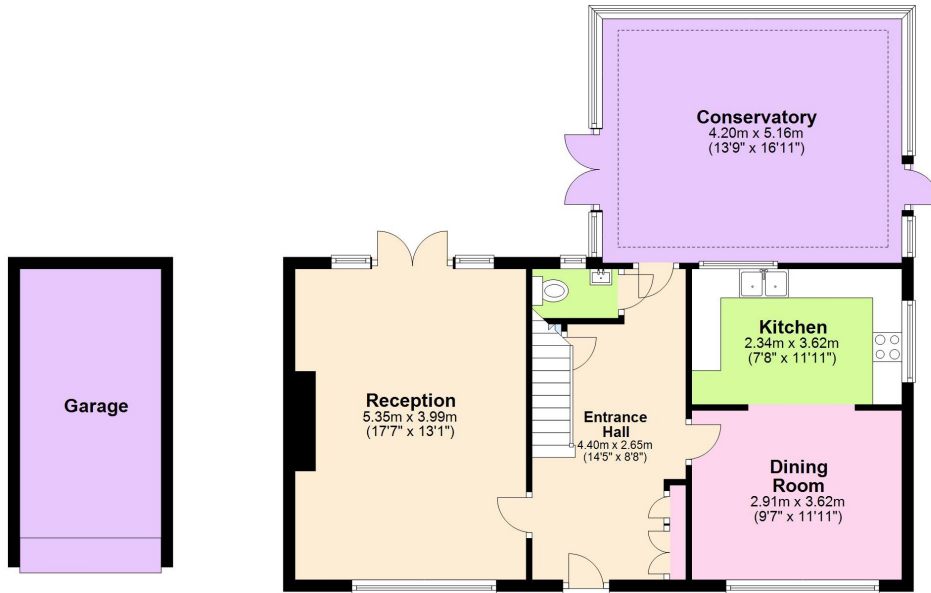






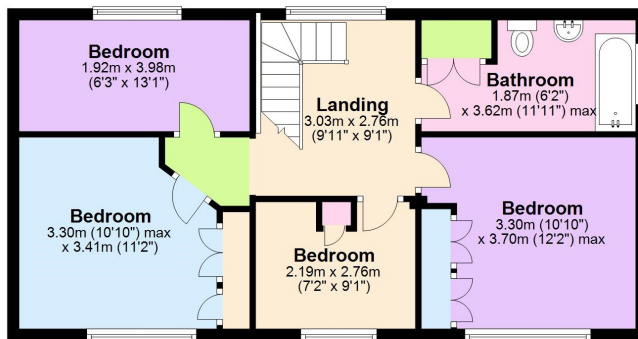
### Ground Floor

Approx. 90.2 sq. metres (970.7 sq. feet)



### First Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



Total area: approx. 146.4 sq. metres (1576.1 sq. feet)

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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