



Dinsdale Road, Blackheath, London, SE3

£1,075,000 *Freehold*

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An attractive and beautifully presented three double bedroom semi-detached period house, offering approximately 1,239 sq ft of well-proportioned accommodation, including a useful cellar, together with a south-facing, low-maintenance rear garden.

KEY FEATURES

- beautifully presented period house
- approx 1,239 sq ft including useful cellar
- impressive 26ft through reception room
- stylish kitchen/breakfast room
- south-facing low-maintenance rear garden
- close to Greenwich Park and Maze Hill Station



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The ground floor opens into a welcoming entrance hall and an impressive 26ft through reception room. A wide bay window, solid wood flooring, decorative corning, wood burning stove and a handsome period fireplace create a wonderfully characterful yet highly practical living space, with clearly defined areas for relaxing and dining.

To the rear is a stylish John Lewis of Hungerford kitchen and breakfast room, fitted with an excellent range of contemporary cabinetry, quartz work surfaces, breakfast-bar seating, integrated appliances and attractive herringbone-style wood flooring. There is ample space for informal dining, while glazed doors provide direct access to the garden. A convenient ground-floor cloakroom completes this level.

Upstairs are three particularly generous double bedrooms, all offering excellent proportions and plenty of space for storage. The principal bedroom features a large bay window, while the remaining bedrooms retain attractive period fireplaces. An attractive family bathroom, complete with a cleverly concealed mirrored storage cabinet, and a separate shower room provide excellent flexibility for family living or visiting guests.



Outside, the private south-facing rear garden has been designed for easy maintenance, with a paved seating area, attractive planted borders and plenty of space for outdoor dining and entertaining. The cellar provides valuable additional storage.

Dinsdale Road is superbly positioned for an exceptional range of local amenities. Royal Greenwich Park is approximately 475 metres away, while historic Greenwich town centre, Blackheath Village and Blackheath Standard are all within easy reach. Maze Hill Station is just a short walk away, with further connections available from Greenwich DLR, North Greenwich Jubilee Line and Thames riverboat services.

The area is also particularly well served by highly regarded schools, including Invicta and Halstow primary schools, together with a number of sought-after independent schools. Greenwich Square, with its library, leisure centre and swimming pool, is nearby, alongside an excellent selection of cafés, bakeries, shops and supermarkets.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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