

Murillo Road, Hither Green, London, SE13

5 2 2

OIRO £975,000 *Freehold*

An outstanding five-bedroom Victorian family home, offering approximately 1,672 sq.ft of beautifully presented and exceptionally versatile accommodation, including a superb garden home office, a delightful south-facing garden and solar panels, situated on this highly sought-after residential road.

This wonderful house combines the charm and character of a traditional Victorian home with stylish contemporary improvements, creating a particularly attractive and practical family home arranged over three floors.



KEY FEATURES

- beautiful Victorian house
- approximately 1,672 sq.ft
- superb extended kitchen/dining room
- impressive 25ft through reception
- two bathrooms & ground floor WC
- south-facing garden & detached home office
- solar panels



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The ground floor opens into a welcoming entrance hall and an impressive through reception room measuring over 25ft in length. Beautifully proportioned, this delightful room features a large bay window, attractive wooden flooring, period fireplaces, fitted shelving and excellent space for both relaxing and entertaining.



To the rear is a superb extended kitchen and dining area, undoubtedly one of the highlights of the house. Flooded with natural light from large rooflights and windows overlooking the garden, the kitchen is beautifully appointed with an extensive range of fitted cabinetry, generous worktop space and integrated appliances. The adjoining dining area provides excellent space for family meals and entertaining, with doors opening directly onto the rear garden. Adding a wonderfully unusual talking point, the Greenwich Prime Meridian Line passes directly beneath the kitchen, giving the heart of this home a rather special connection to the 'centre of the world'. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor offers three generously proportioned bedrooms, including a particularly impressive principal bedroom extending to approximately 17ft into the bay, with attractive period features and excellent fitted storage. The two further bedrooms are both excellent sizes, while a modern family bathroom serves this floor.

The second floor provides two additional bedrooms, both enjoying the character and charm of the upper floor, together with a contemporary shower room. This arrangement offers tremendous flexibility for growing families, visiting guests or those requiring additional working space.



Outside, the delightful south-facing rear garden is another particularly appealing feature of the property. Thoughtfully arranged with a terrace, lawn and established flower beds, it provides a wonderful setting for outdoor dining, entertaining and family enjoyment.

At the end of the garden is a superb detached home office, offering an excellent dedicated workspace away from the main house. There is also a useful adjoining storage shed, making this an exceptionally practical addition for modern family life.

Further benefits include solar panels and double-glazed windows, providing welcome improvements to the home's energy efficiency while retaining its traditional appearance.

Murillo Road is a highly desirable residential road, conveniently positioned for the excellent amenities of Lee, Hither Green and Blackheath Village. The beautiful open spaces of Manor House Gardens and the heath are within easy reach, together with a wonderful selection of independent shops, cafés, restaurants and highly regarded local schools.

Transport connections are excellent, with Lee and Hither Green stations providing regular services into central London, including London Bridge, Charing Cross and Cannon Street, making this an ideal location for commuters and families alike.

An exceptional family home offering wonderful proportions, beautifully balanced accommodation and a superb south-facing garden. Your earliest viewing is highly recommended.

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

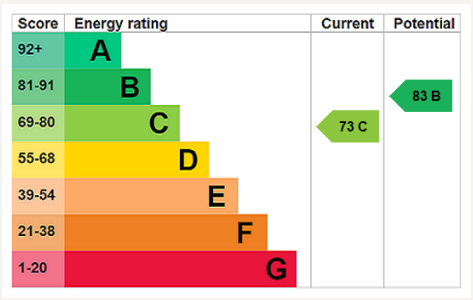
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



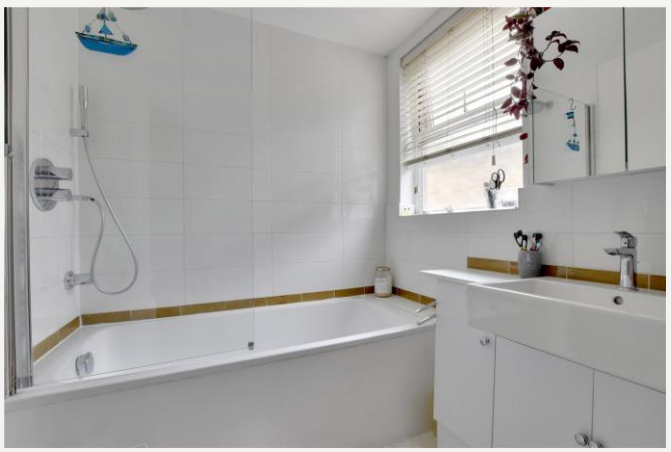






For more information, scan the QR code or visit the link below

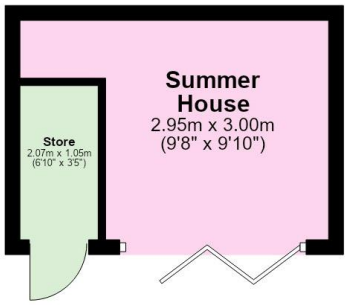
https://www.winkworth.co.uk/sale/property/BLA260474

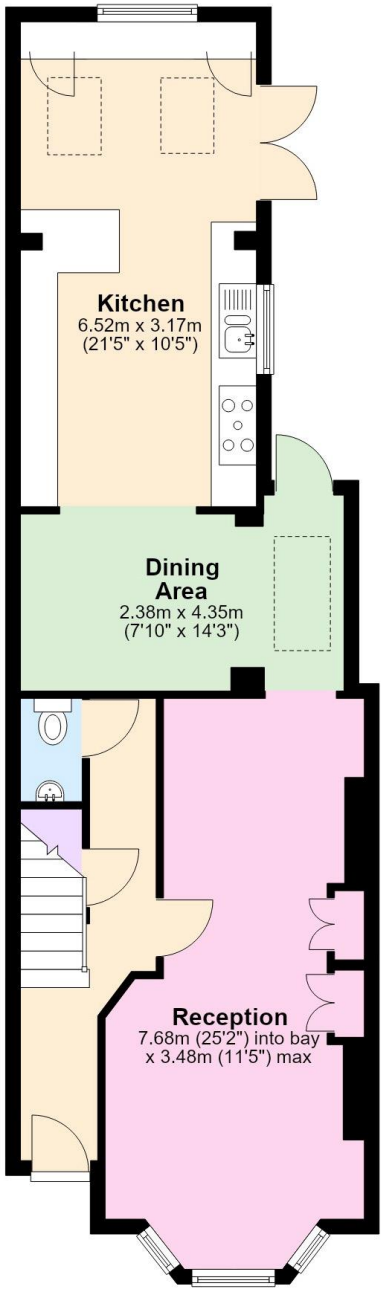


Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Ground Floor

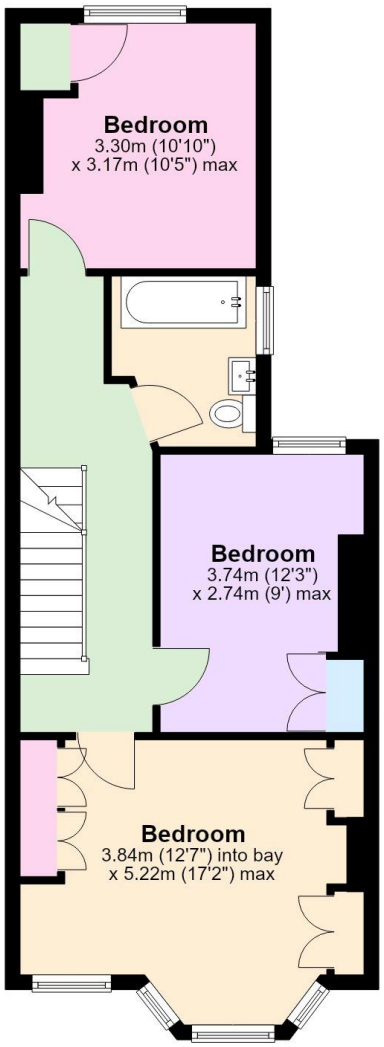
Approx. 77.0 sq. metres (828.9 sq. feet)





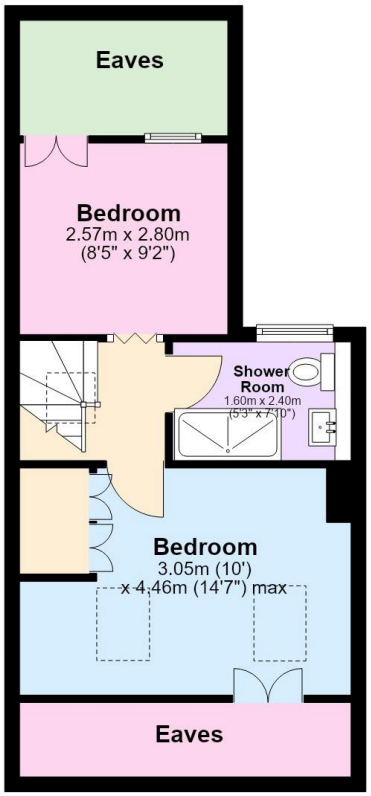
First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Second Floor

Approx. 28.6 sq. metres (308.3 sq. feet)
(excluding Eaves, Eaves)



Total area: approx. 157.6 sq. metres (1696.5 sq. feet)

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.