



Kemsing Road, Greenwich, London, SE10

£970,000 *Freehold*

5  2  3 

We are delighted to present this exceptional five-bedroom family home, beautifully maintained and finished to an impressive standard, situated within the highly sought-after Halstow School catchment in East Greenwich. Offering approximately 1,577 sq ft of living space, this property combines style, functionality, and comfort across three floors.

KEY FEATURES

- stunning family home
- Victorian semi detached
- five bedrooms
- three storey
- three bathrooms
- 21ft cellar
- c1577 sq ft



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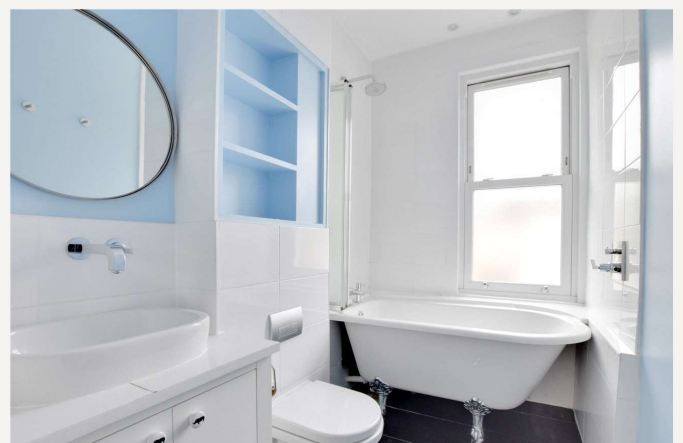
for every step...



The ground floor comprises two spacious reception rooms and a beautifully fitted kitchen. The rear reception opens through tri-fold doors onto a charming east-facing landscaped garden - perfect for entertaining or relaxing. Upstairs, the first floor features three double bedrooms, including one ensuite, alongside a modern family bathroom. The loft conversion provides a versatile bedroom/study and a master bedroom with its own ensuite. Additionally, the property benefits from a substantial 21ft cellar accessible from the rear reception.

The current owners have invested in high-quality improvements, including full insulation, rear garden landscaping, a new roof, and air conditioning in three bedrooms. The EPC was updated in 2022 and now rates the property as a C.

Kemsing Road is a peaceful, family-friendly street within the coveted Halstow School catchment. It is conveniently close to Greenwich Pleasance, Westcombe Park mainline rail, and just a short distance from the town centre with its shops, restaurants, DLR, riverboat service, and the beautiful Royal Park. This home offers the perfect combination of space, style, and location for modern family living.



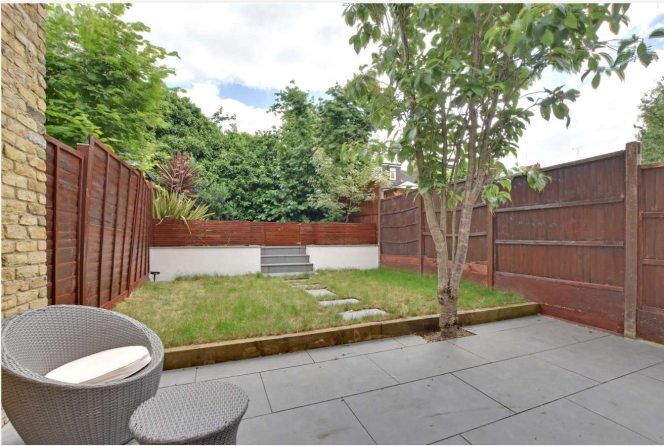
MATERIAL INFORMATION

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

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: good

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
Is object modified: False



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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



<https://www.winkworth.co.uk/sale/property/GRE230127>

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.





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