



Kidbrooke Park Road, Blackheath, London, SE3

£1,250,000 *Freehold*

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A superbly finished and beautifully proportioned four bedroom semi-detached family home, with gated off-street parking for 3-4 cars, a wonderful c.125ft rear garden and a substantial garage/outbuilding to the rear. Sold chain free.

KEY FEATURES

- semi-detached family home
- chain free sale
- approx. 2,259.7 sq.ft (excluding lean-to)
- gated off-street parking for 3-4 cars
- c.125ft rear garden
- large rear garage/outbuilding
- close to station



Blackheath

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The accommodation is arranged over approximately 2,259.7 sq.ft (209.9 sq.m), excluding the lean-to, and set across three floors.

The ground floor is arranged brilliantly for family life, beginning with a formal reception room to the front of the house. To the rear is a large second reception room, ideal as a playroom or family room, with steps leading down into the impressive kitchen/dining room. A glazed balustrade creates an open connection back to the playroom, making it perfect for keeping an eye on the children while cooking or entertaining. The kitchen/diner itself is finished to a high standard with generous storage, expansive worktops and a large island with seating, while rooflights and wide rear glazing flood the space with natural light and provide a seamless link to the garden. Further benefits include a separate utility room with space for a washing machine and tumble dryer, a useful lean-to/side area, and a downstairs WC.

The first floor provides three well-proportioned bedrooms (including one with a walk-in wardrobe) and a stylish modern family bathroom with separate shower and bath. The top floor is dedicated to a fantastic bedroom suite with an en-suite shower room, and a charming snug area within the bedroom, currently used as a cosy reading corner for the children.



Outside, the garden is a real standout: stretching to approximately 125ft, it offers excellent width and depth with space to dine, play and landscape further, ending with the large rear garage/outbuilding, currently an excellent family space with fantastic potential to enhance further (STPP).

Kidbrooke Park Road is a popular road and the house is located just 615 metres from the newly rebuilt Kidbrooke Mainline station. Just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which will take you to North Greenwich for the Jubilee line. The property is 350 metres from the new and prestigious Kidbrooke Village and 0.75 miles to Blackheath Village (one stop on train) with its array of boutique shops, bars, restaurants and farmers market. There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park and nearest of all Blackheath Common and Greenwich Park.



MATERIAL INFORMATION

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



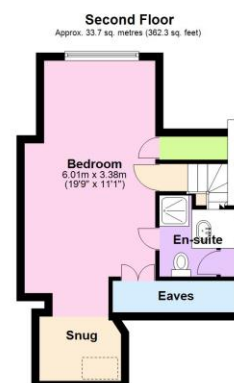
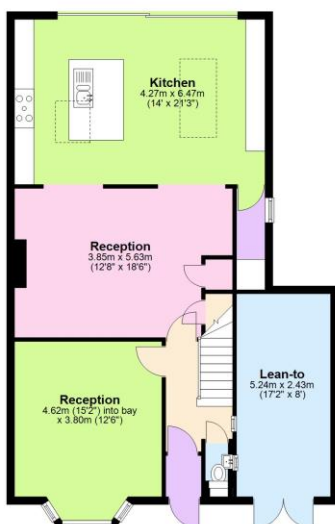
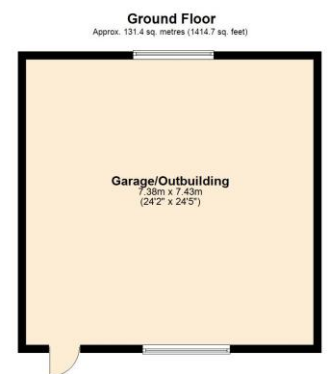
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA260071>

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.





Total area: approx. 209.9 sq. metres (2259.7 sq. feet)

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