



Kellerton Road, Hither Green, London, SE13

£1,250,000 *Freehold*



In this highly sought after location close to Manor House Gardens, Manor Park and Hither Green Station, is this superb four bedroom, two bathroom, two reception room, extended Edwardian house, sold chain free.

KEY FEATURES

- four bedrooms
- two bathrooms
- extended
- close to Manor house gardens
- chain free
- moments from Hither Green station
- 1593 sq. ft.



Blackheath

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The property is in good decorative order throughout with features including; high ceilings, feature fireplaces, cornicing, built in storage, sash windows, and gas fired central heating.

The accommodation briefly comprises; a welcoming entrance hall with under stairs storage and cloakroom. The front reception room measures 14'5x13'5 and the rear reception room opens onto the stunning and open plan extended kitchen/dining room which is complete with island and built in appliances. There is also a separate handy utility room. French doors lead you onto the lovely low maintenance garden which has a mix of paved seating area and artificial lawn flanked by mature flower beds. The first floor has three bedrooms, two of which are large doubles and a modern family bathroom. Finally, the top floor provides a fourth bedroom with ensuite shower room and ample eaves storage.

A superb turn-key family home in this ever-popular pocket of Hither Green. Your immediate viewing is essential.

Kellerton Road is a popular location for families within the Lee Manor Conservation area and on the doorstep of Manor House Gardens with children's play park, a pond and a farmers market every Saturday as well as being close to Manor Park, Blackheath Common and Greenwich Park.

A short walk is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) an Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station. It is also close to all the bars, restaurants and boutique shops of Blackheath Village which is just a 20-minute walk.

Travel time to London Bridge is 9 minutes from Hither Green Station, which also services Charing Cross, London Cannon Street, Waterloo East and Victoria. Lewisham Station (DLR) is a 17 minute walk. Just a 15 minute walk away is Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band:
EPC rating: D
Is the property listed: 0

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

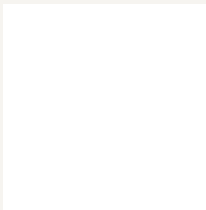
Rights & Easements:
Does the property for any easements: 0
Does the property have public rights of way: 0
Does the property have restrictions: 0

Flooding:
Has the property flooded in the last 5 years: 0
Last flood date:
Does the property have flood defences: 0
Sources of flooding: 0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

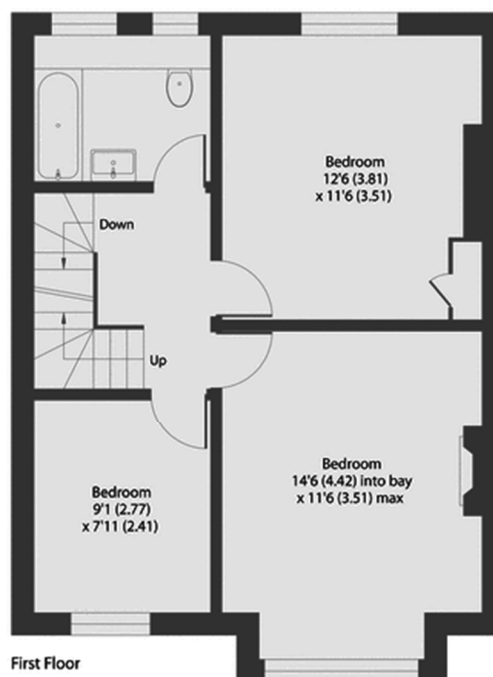
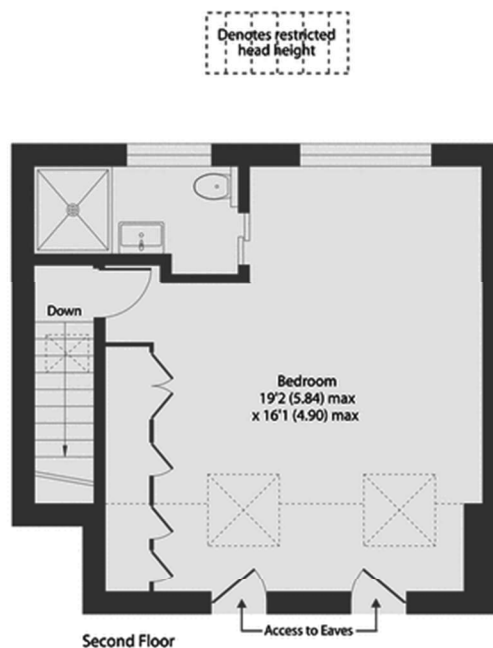
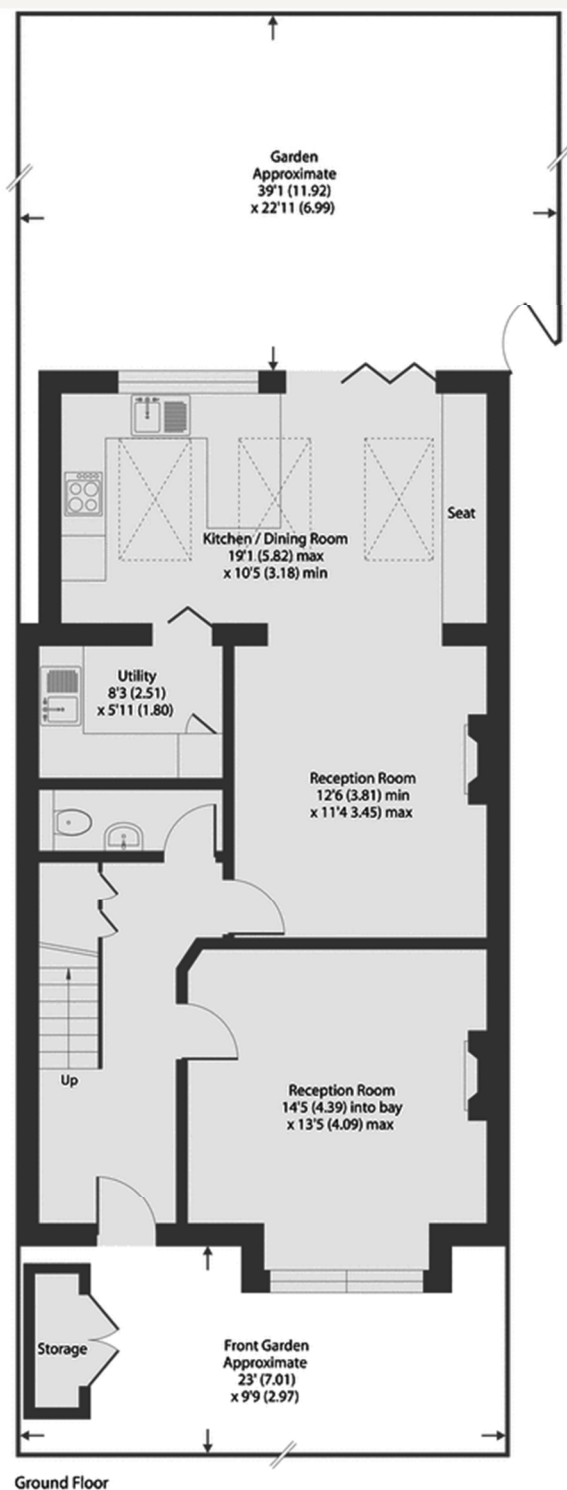
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA250659>

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.





Kellerton Road, SE13
 Approximate Area = 1593 sq ft / 147.9 sq m
 Including Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Outbuilding = 12 sq ft / 1.1 sq m
 Total = 1672 sq ft / 155.3 sq m
 For identification only - Not to scale

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