



MORDEN HILL, LEWISHAM, LONDON, SE13 7NN
GUIDE PRICE £900,000-£950,000 FREEHOLD

A STUNNING AND HUGE, THREE DOUBLE BEDROOM, TWO BATHROOM, SEMI-DETACHED SET IN THIS QUIET CUL-DE-SAC CLOSE TO THE HEATH AND A SHORT WALK TO GREENWICH TOWN CENTRE, BLACKHEATH AND VERY CLOSE TO THE DLR. SOLD CHAIN-FREE.

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DESCRIPTION:

The property has been extensively extended and offers nearly 1,500 sq. ft. of stylish and well-balanced accommodation, this handsome property has been thoughtfully upgraded and makes for a superb family home.

The front reception room features a large bay window and original style fireplace, with double doors leading through to the rear reception/dining space. This opens into an impressive kitchen extension, flooded with natural light via two large skylights and full width glazed doors onto the garden. The kitchen is fitted with sleek white high-gloss units, integrated appliances, and a central island with breakfast bar, perfect for entertaining or family living. There is a separate utility room and guest WC. Upstairs on the first floor, there are two generous double bedrooms and a stylish modern bathroom, along with a spacious landing area currently set up as a home office. The top floor has been converted to create a fantastic master bedroom with a large bedroom, built-in wardrobes, Juliet balcony, and a contemporary en-suite shower room as well as ample eaves storage. Externally, the westerly facing rear garden is paved for easy maintenance, and there is the added benefit of an off-street parking space to the rear.

This is an impressive and spacious home and your immediate viewing is essential. There is no chain. Video tour can be seen at winkworth.co.uk

Morden Hill is a popular cul-de-sac found in between Greenwich, Blackheath Village and Lewisham. Blackheath Village offers an array of boutique shops, a farmers' market, restaurants, bars and railway station. Greenwich maintains a village feel. The area is steeped in history with the Royal Naval Hospital, Royal Observatory, National Maritime museum, and the Cutty Sark. Greenwich's covered market is one of London's best, and attracts people from all over the capital. Greenwich Park (one of London's finest Royal parks) is just a few minutes walk across the Heath from the property.

There are excellent transport links to the City and Central London with easy access by mainline rail to London Bridge, Waterloo East, Charing Cross, Cannon Street and Victoria whilst Elverson DLR is just 315 metres away with a short hop over to Canary Wharf, adding to its popularity with discerning buyers.

Excellent local schools include: Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles).







**Total approx floor area:
1,487 sq.ft (138.2 sq.m)**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		

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