



KELLERTON ROAD, HITHER GREEN, LONDON, SE13 5RD
GUIDE PRICE £1,250,000-£1,350,000 FREEHOLD

AN IMPRESSIVE AND BEAUTIFULLY EXTENDED FOUR BEDROOM, TWO BATHROOM EDWARDIAN HOME OF AROUND 1,582 SQ FT WITH SOUTH FACING GARDEN JUST MOMENTS FROM HITHER GREEN STATION AND MANOR HOUSE GARDENS.

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DESCRIPTION:

Arranged over three floors, the house opens to a welcoming hall with understairs storage and a guest WC. At the front, a bay-fronted reception room showcases high ceilings, period fireplace, cornicing and bespoke alcove cabinetry. Spanning the full width at the rear is a superb 22ft kitchen/dining/family room with stone worktops, a large island, quality integrated appliances and a run of overhead skylights that flood the space with light. Wide bi-fold doors draw the garden in and open to a generous terrace with lawn and established planting, ideal for everyday family life and entertaining. The first floor provides two excellent double bedrooms, a further single/nursery/home office, and a smart contemporary family bathroom. The top floor has been converted to create a wonderful principal suite with fitted wardrobes, eaves storage, a modern ensuite shower room and French doors to a private balcony overlooking the garden. Immaculately presented throughout, further features include sash windows with plantation shutters, wood flooring and gas central heating. 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.

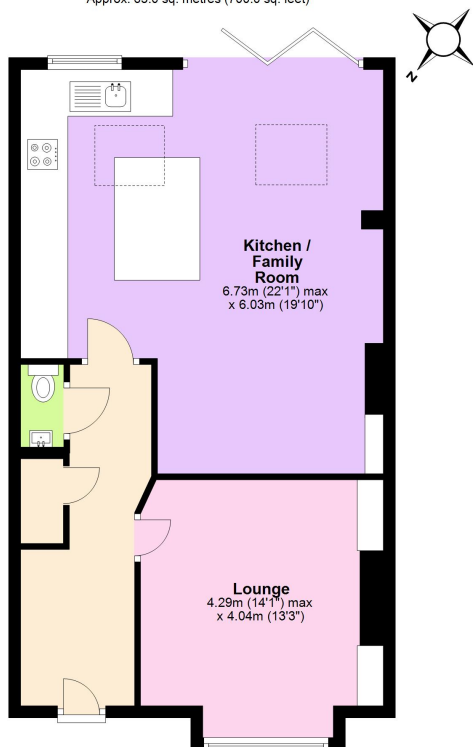
Travel time to London Bridge is 9 minutes from Hither Green Station, which also services Charing Cross, London Cannon Street, Waterloo East and Victoria. Lewisham Station (DLR) is a 17 minute walk. Just a 15 minute walk away is Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. There are several Ofsted rated 'outstanding' primary schools and excellent children's day nursery options close by in Lee, Hither Green and Blackheath. Colfes is just a 15 minute walk and there are school bus pickups locally for both Eltham College and Farringtons.





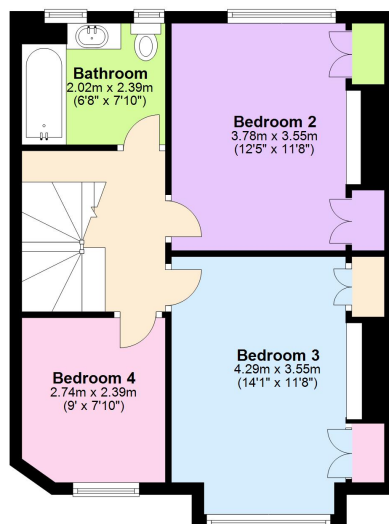
Ground Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



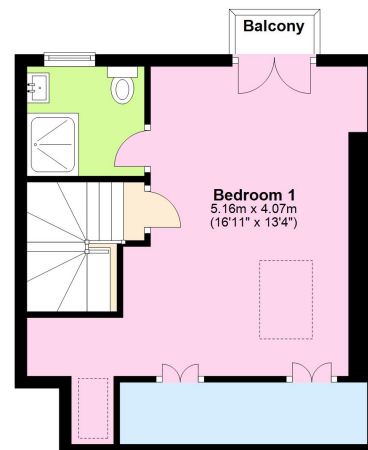
First Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Second Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 147.0 sq. metres (1582.2 sq. feet)

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.

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