



Effingham Road, London, SE12

Guide Price £1,250,000-£1,350,000 *Freehold*

An exceptionally stylish four bedroom Edwardian family home spanning approximately 1,580 sq.ft (146.8 sq.m) and arranged over three floors, beautifully extended and finished to a superb standard throughout, with a wonderfully balanced layout and a superb garden studio/home office.

4 1 2

KEY FEATURES

- Edwardian house, c. 1,580 sq.ft
- extended, high-spec finish
- deVOL kitchen/diner + Crittall doors
- garden studio/home office + bike storage
- Lee Conservation Area
- very close to Manor House Gardens



Blackheath
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The ground floor is set up perfectly for modern family life, beginning with an elegant front reception room with a wide bay, corniced ceilings and warm timber flooring, a lovely, calm space for evenings in or more formal entertaining. Timber framed, double glazed sash windows run throughout, complemented by tasteful feature radiators that suit the period feel beautifully. To the rear, the house opens into a truly impressive kitchen/dining room that forms the social heart of the home, with characterful deVOL cabinetry, brass fittings, hand-painted tiles, underfloor heating, plus ample space for a large dining table. Rooflights above enhance the sense of light and volume, while feature Crittall doors draw you straight out to the garden. The hallway is generous too, with under-stair storage and smart sisal flooring that suits the period feel perfectly. (The under-stair storage is also plumbed to create a downstairs WC if desired).

Upstairs, the first floor provides three bedrooms arranged around a central landing, including a huge master bedroom with fitted wardrobes, a second excellent double and a third double with a Juliet balcony to the rear. A well-appointed family bathroom with Fired Earth tiles is complemented by a separate WC, which works brilliantly for busy mornings.

The top floor is a real bonus, offering a bright fourth bedroom with characterful lines and excellent natural light, alongside an en-suite shower room and useful eaves storage.

Outside, the garden has been designed to feel both practical and relaxing, with two patio areas, a central lawn and well-stocked borders. A standout feature is the garden studio/home office ideal for working from home, hobbies or a gym space, with a separate shed/storage alongside. To the front, there's also useful bike storage, ideal for day-to-day convenience.

The property is located close to the hugely popular Manor House Gardens with children's play park, a pond and a farmers market every Saturday. Just 525 metres away 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) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station giving access into Central London and London Bridge only 11 minutes away. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe Green Primary School. Blackheath Village with its array of boutiques, bars and restaurants is also close by.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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

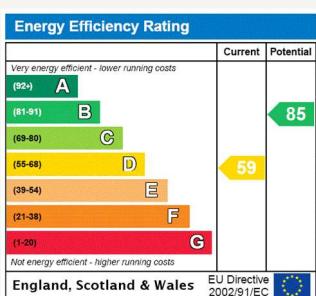
Does the property have restrictions: Property does not have restrictions

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



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

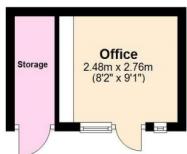


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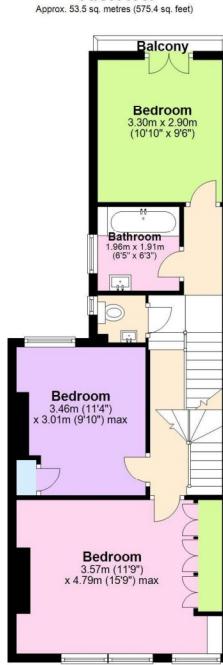
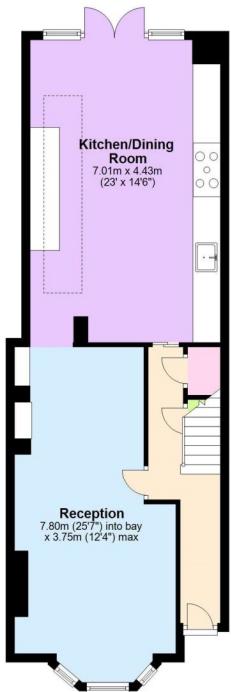
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



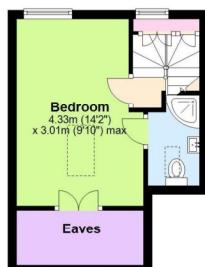
Ground Floor
Approx. 75.5 sq. metres (812.9 sq. feet)



First Floor
Approx. 53.5 sq. metres (575.4 sq. feet)



Second Floor
Approx. 17.8 sq. metres (192.1 sq. feet)



Total area: approx. 146.8 sq. metres (1580.4 sq. feet)

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