



**SHOOTERS HILL ROAD, BLACKHEATH, LONDON, SE3 8UL**  
**GUIDE PRICE £1,000,000-£1,150,000 FREEHOLD**

**AN IMPRESSIVE AND LARGE, FOUR BEDROOM, TWO BATHROOM, SEMI-DETACHED PERIOD HOME WITH A LANDSCAPED 85FT GARDEN, A SUPERB HOME OFFICE/SUMMER HOUSE AND GATED OFF STREET PARKING FOR TWO CARS, LOCATED CLOSE TO BLACKHEATH STANDARD, THE HEATH AND 1.15 MILES FROM BLACKHEATH VILLAGE AND GREENWICH PARK.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

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**DESCRIPTION:**

The property is in good decorative order with features including; very high ceilings, ornate corning, stripped wood flooring, gas fired central heating with feature radiators, picture and dado rails, ceiling roses, period fireplaces and sash windows.

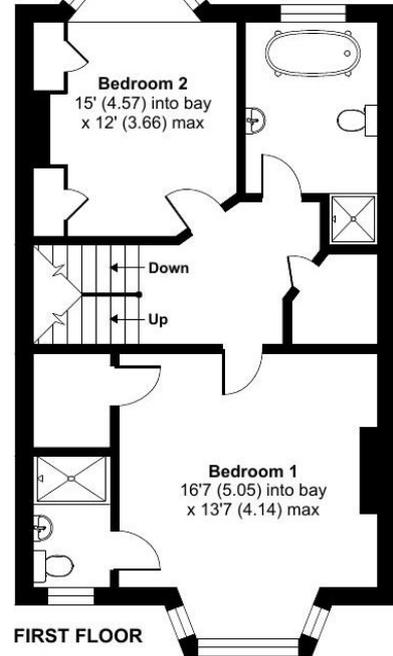
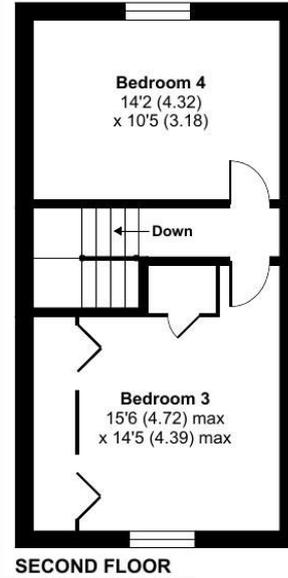
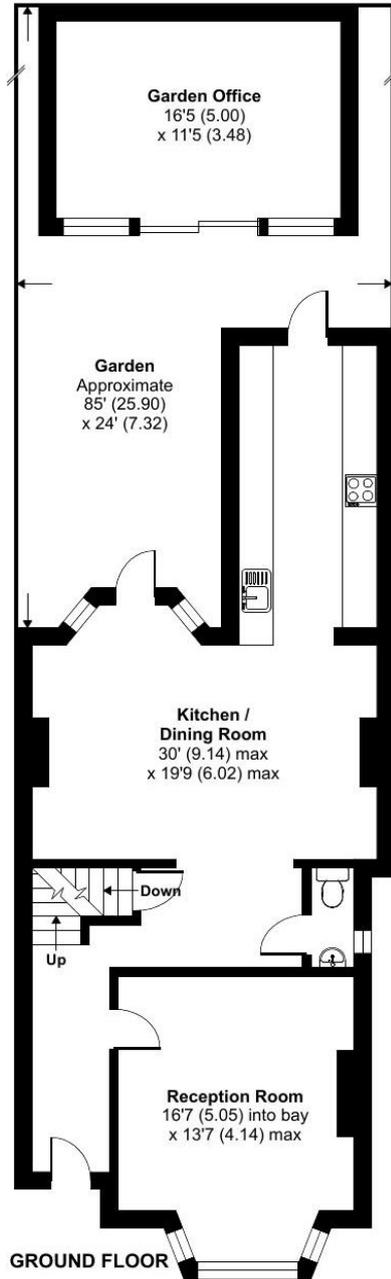
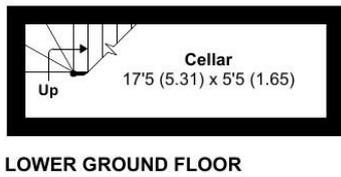
Spanning in excess of 2,200 sq.ft and arranged over three floors (plus cellar), the accommodation briefly comprises; entrance hallway with downstairs WC and access to the cellar, a large 16'7 x 13'7 front reception room with bay window and a large full width L-shape reception to the rear with a semi-open plan modern kitchen with range style oven, integrated appliances, island and breakfast bar. The first floor provides a large master suite with a 16'7 x 13'7 bedroom, walk in wardrobe (Hammonds) and ensuite shower room, a second large double to the rear with built in wardrobes, a family bathroom with separate shower and freestanding bath and a utility/laundry room. Finally, there are two further double bedrooms to the top floor, the larger with extensive built in Hammonds wardrobes, and ample eaves storage. The rear extends to 85ft and has been beautifully landscaped with patio and terraced areas, artificial lawn, flower beds, mature shrubs and a superb 16'6 x 11'5 home office/summer house with secluded storage behind. There is gated off street parking to the front for two.

This is a wonderful period home and your immediate viewing is essential. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

The property is located just 0.75 miles from the Heath and 1.15 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.95 miles with Greenwich town centre beyond. The property is in close proximity to a very handy parade of shops including a bakery, cafe, co-op, pharmacy, barbers, hairdressers/nail bar and a dry cleaners. In addition, the house is within walking distance of an Ofsted Outstanding primary school (Cherry Orchard) and many other 'good' primaries are in the area. The well regarded Leigh Academy Blackheath, a secondary school is very close by and are several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 area is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters. 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, Blackheath Common and Greenwich Park.







Approximate Area = 2013 sq ft / 187 sq m  
 Outbuilding = 189 sq ft / 17.6 sq m  
 Total = 2202 sq ft / 204.6 sq m  
 For identification only - Not to scale

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
57	82
England, Scotland & Wales	
EU Directive 2002/91/EC	

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