



Springbank Road, Lewisham, London, SE13

£1,000,000 *Freehold*

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A beautifully presented and substantial three bedroom, two bathroom double-fronted period house, extending to approximately 1,653 sq ft, set on the sought-after Springbank Road in Hither Green.

This wonderful family home offers an excellent balance of period character, generous proportions and stylish modern additions. The accommodation is arranged over two floors, with the added benefit of a useful cellar, off-street parking to the front and a superb rear garden.

KEY FEATURES

- double-fronted period family house
- approximately 1,653 sq ft of accommodation
- three generous double bedrooms
- two reception rooms plus separate dining room
- extended modern kitchen/breakfast room
- off-street parking and superb rear garden



Blackheath

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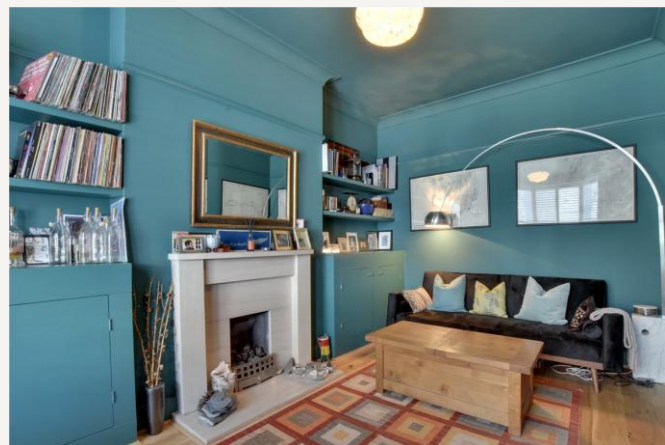
The ground floor provides a particularly versatile layout, with two elegant front reception rooms, both enjoying bay windows, plantation shutters, wood flooring and attractive period-style detailing. These rooms work beautifully as formal sitting space, family room or home office, while to the rear there is a separate dining room with direct access out to the garden.

The kitchen/breakfast room is a standout feature of the house, thoughtfully extended to create a bright and sociable space with skylights, large rear glazing and a modern range of fitted units. There is a breakfast bar, integrated appliances and excellent worktop space, making it ideal for everyday family life and entertaining. A utility area and downstairs WC add further practicality.

Upstairs, there are three well-proportioned double bedrooms, including two impressive front bedrooms with bay windows and excellent natural light. The principal bedroom is particularly generous and benefits from fitted wardrobes. There is also a family bathroom and an additional shower room, providing a very practical arrangement for a family home. There is a large loft offering excellent potential to convert (STPP).

To the rear, the garden is a real highlight, with a paved terrace, central lawn, mature planting and a further seating area, creating a lovely private space for children, summer dining and entertaining. To the front, the house also benefits from off-street parking.

Springbank Road is a popular residential road in Hither Green, ideally placed for Hither Green Station, local shops, cafés and amenities, as well as the open spaces of Manor House Gardens and Mountsfield Park. The area is also well regarded for its excellent local schools and strong commuter links into central London. This is a superb family home and your earliest viewing is highly recommended.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

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

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



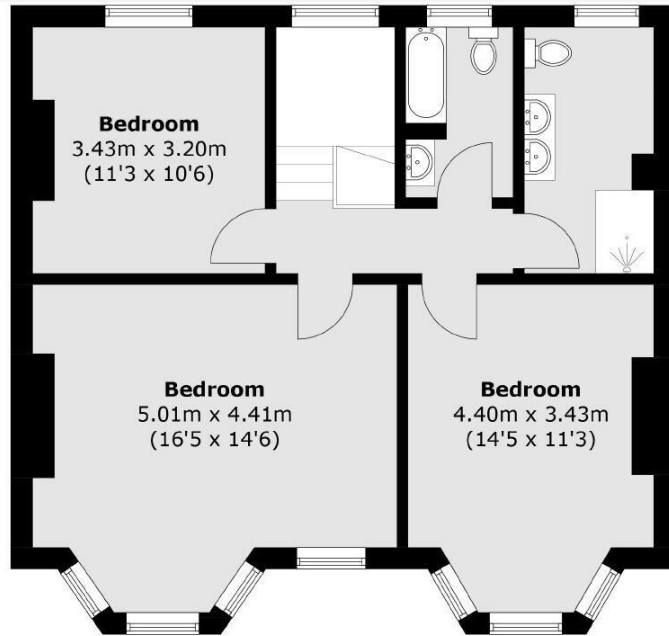
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

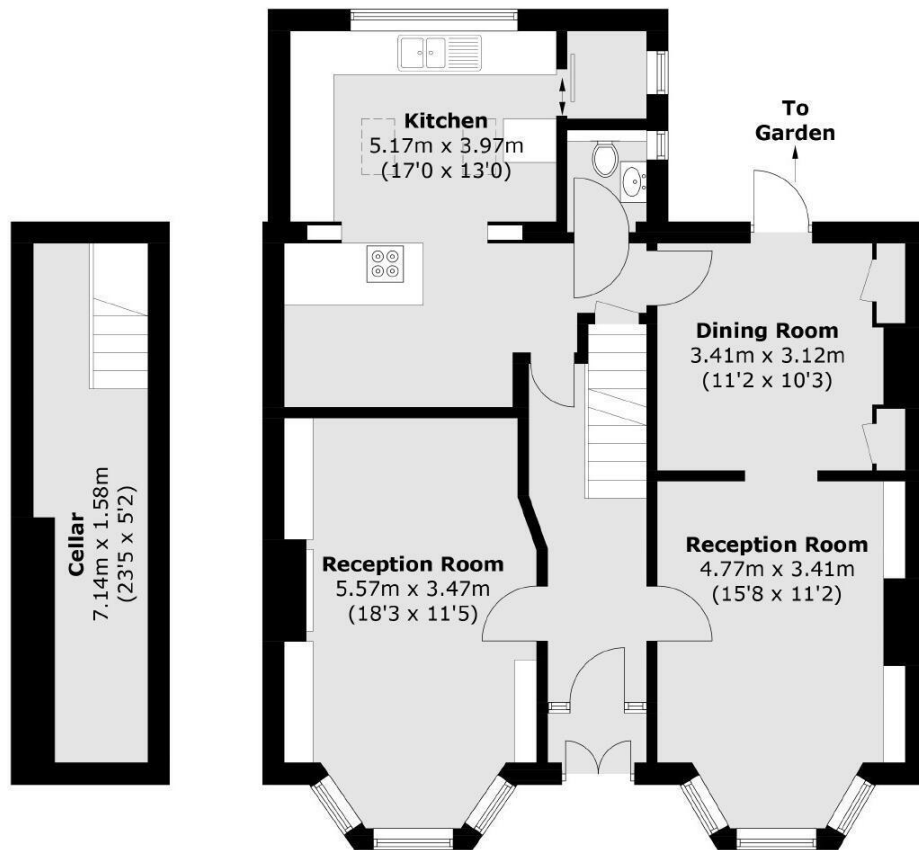


<https://www.winkworth.co.uk/sale/property/BLA240297>

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.



First Floor



Basement

Ground Floor

Total area (approx.): 153.6 sq. m (1,653.4 sq. ft)