



Shearman Road, Blackheath, London, SE3

OIRO £1,000,000 *Freehold*

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A beautifully presented and substantially extended four-bedroom family home, offering approximately 1,433 sq ft (133.1 sq m) of wonderfully versatile accommodation, situated in an exceptional location just moments from Lee Park and only 0.2 miles from Blackheath Village.

KEY FEATURES

- approximately 1,433 sq ft
- superb 20ft kitchen/family room
- two bathrooms plus downstairs WC
- beautiful mature rear garden
- newly laid off-street parking, pre-wired for EV charging
- just 0.2 miles from Blackheath Village



Blackheath

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The house has been thoughtfully arranged over three floors, combining generous bedroom accommodation with an outstanding ground-floor living space that is perfectly suited to modern family life and entertaining.

The ground floor opens into a welcoming entrance hall with a useful cloakroom/WC, leading through to a comfortable separate reception room. To the rear is undoubtedly one of the major features of the house – an impressive kitchen/family room measuring over 20ft in length and almost 19ft at its widest point. This superb open-plan space incorporates a contemporary fitted kitchen with extensive work surfaces and storage, together with clearly defined dining and family areas.

An abundance of glazing floods the room with natural light, while wide doors open directly onto the rear garden, creating an excellent connection between the house and outside space and making this a particularly enjoyable room for both everyday family living and entertaining.

On the first floor are three bedrooms, including two generous doubles, together with a beautifully finished family bathroom featuring contemporary fittings and stylish tiling.

The second floor provides a superb additional bedroom measuring approximately 17'4 x 13'5, creating an excellent principal bedroom, guest suite or teenager's room. A separate modern shower room on this level makes the space particularly practical and provides excellent flexibility for growing families.

Outside, the property enjoys a delightful mature rear garden, with established planting, patio seating areas and plenty of space for outdoor dining and entertaining. To the front is a newly laid driveway providing off-street parking, which has also been pre-wired for the future installation of an EV charging point.

The property is located just off Lee Park, a particularly desirable tree-lined road, ideally positioned just 0.2 miles from Blackheath Village, with its excellent selection of independent shops, cafés, restaurants, bars, farmers' market and mainline station. The open heath and magnificent Royal Greenwich Park are also within easy reach, together with historic Greenwich town centre and its many attractions.

Transport connections are excellent, with regular services from Blackheath Station to London Bridge, Charing Cross and Victoria, while Lewisham station and DLR are approximately 0.75 miles away. The area is also exceptionally well served by highly regarded schools, making this an outstanding family home in a superb location.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: tbc
EPC rating: C
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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



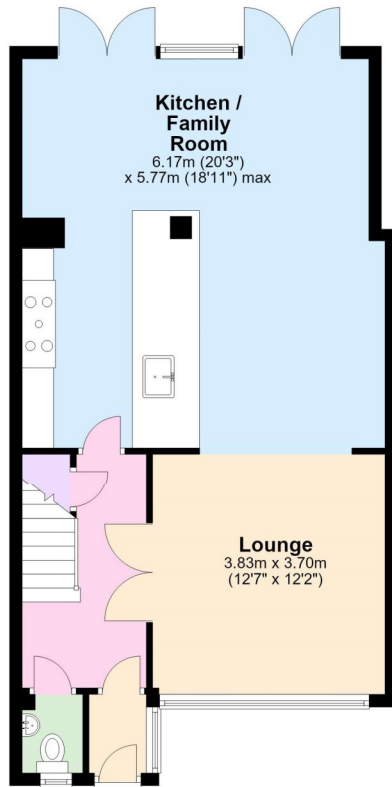
<https://www.winkworth.co.uk/sale/property/BLA260530>

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.



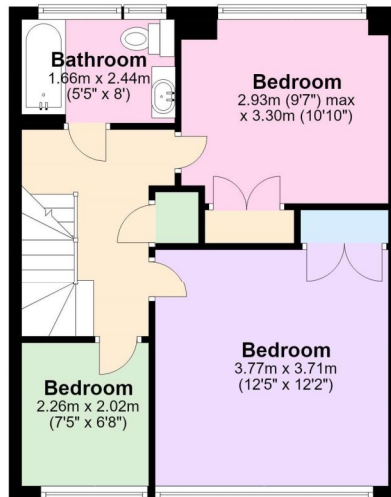
Ground Floor

Approx. 60.0 sq. metres (646.4 sq. feet)



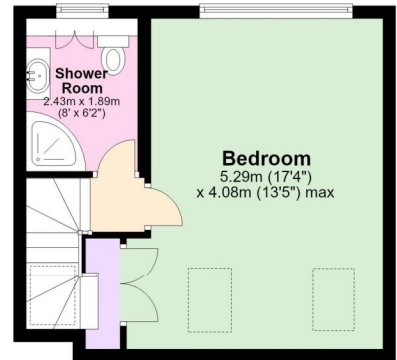
First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Second Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 133.1 sq. metres (1433.1 sq. feet)

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