



Guide Price £925,000 Freehold
3 bedroom town house

Effingham Road
SE12

Read all about it...

A Unique Townhouse Blending Heritage and High-Tech Luxury This exquisite residence is one of only four elegant townhouses, beautifully and uniquely crafted from the original building of the Former St Winifreds School on Effingham Road.

This property offers a generous, open-plan living space that has been finished to an exceptional standard, equipped with an array of bespoke joinery, architectural detailing, and top-of-the-range appliances. The lounge area boasts luxurious herringbone walnut engineered wood flooring, setting a tone of sophisticated comfort. The gourmet kitchen is a chef's delight, featuring sleek quartz work surfaces and a cutting-edge Quooker tap for instant boiling water. Throughout the house, a comprehensive suite of smart solutions has been integrated, including a hive system that controls both heating and lighting, offering effortless modern living.

The accommodation comprises three bedrooms, two of which benefit from an en-suite shower room. The stunning master bedroom is a standout feature, highlighted by a beautiful vaulted ceiling. All bedrooms enhance privacy and style with custom-made shutters. Finished with modern fittings and exceptional attention to detail, the property also includes a beautifully landscaped garden. Situated just 0.3 miles from Hither Green Station for easy connections into Central London, and within close proximity to local amenities and the popular Manor House Gardens, this home perfectly balances historic charm with contemporary convenience.

GROUND FLOOR

WC

Living Room/Kitchen & Dining

8.35m x 3.40m (27' 5" x 11' 2")
Living Room/Dining: Spotlights, wall-mounted light, double-glazed windows, patio door, built-in wall unit, shelving, wood floor.
Kitchen: Spotlights, pendant lights, island counters with built-in basin and mixer tap, integrated gas hob and cooker, integrated fridge, wood floor.

FIRST FLOOR

Bedroom

3.40m x 2.92m (11' 2" x 9' 7")
Spotlights, double-glazed windows, carpet.

En-Suite

2.02m x 1.51m (6' 8" x 4' 11")
Spotlights, tiled wall, hidden cistern toilet, ceramic basin with mixer tap, walk-in shower with wall attached shower head and hand held shower head, tile floor.

Bedroom

3.42m x 2.84m (11' 3" x 9' 4")
Spotlights, double-glazed window, carpet.

Bathroom

2.22m x 1.92m (7' 3" x 6' 4")
Spotlights, Hidden cistern toilet, ceramic basin with mixer tap, bath tub with wall mounted shower head and hand held shower head, tiles floor.

SECOND FLOOR

Master Bedroom

4.85m x 3.42m (15' 11" x 11' 3")
Wall-mounted lights, double-glazed windows with shutters, built-in wardrobe and storage space, radiator, carpet.

En-Suite

2.21m x 1.94m (7' 3" x 6' 4")
Spotlights, walk in shower with wall-mounted shower head, hidden cistern toilet, alcove unit with attached ceramic basin and mixer tap, tile floor.

OUTSIDE

Garden

Enclosed space with a patio area and a grass area.



Total Area: 100.7 m² ... 1084 ft²

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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THREE BEDROOMS

0.3MI TO HITHER GREEN STATION

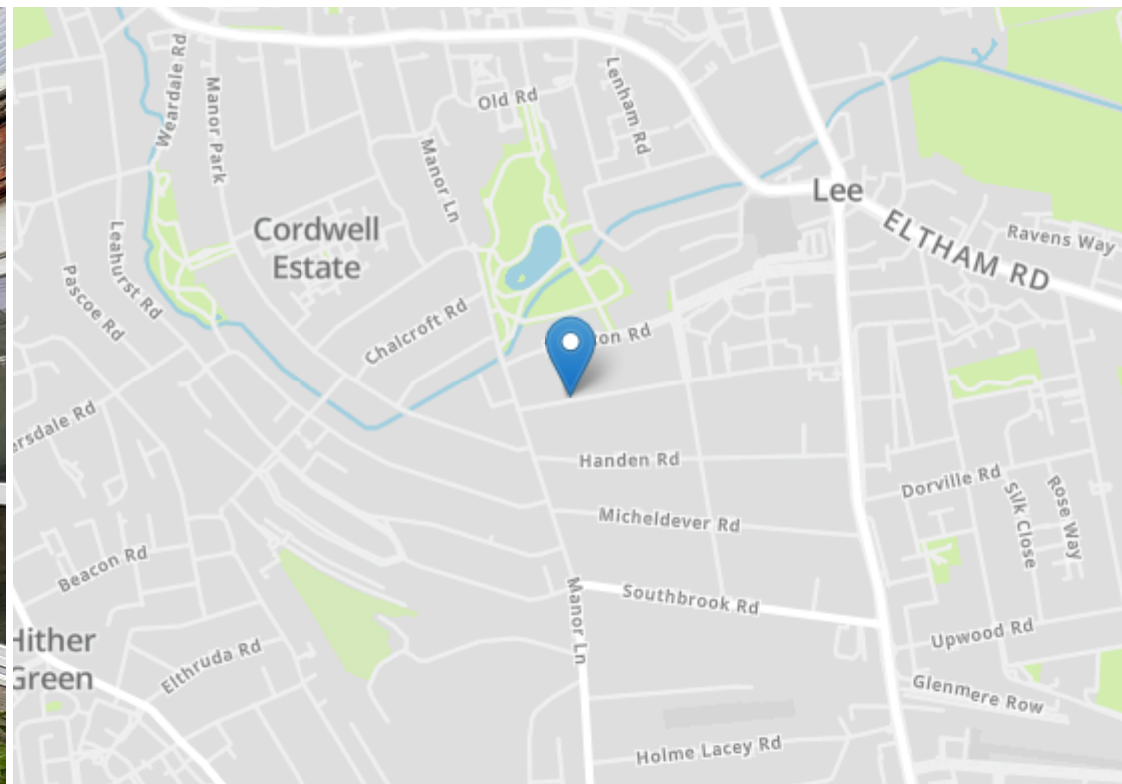
CATCHMENT FOR 'OUTSTANDING' LOCAL
SCHOOLS

BESPOKE KITCHENS & JOINERY

ONE OF FOUR ELEGANT TOWNHOUSES

THREE BATHROOMS & W/C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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