



**HARRISON INGRAM**

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**Kidbrooke Park Road, Blackheath,  
London, SE3 0DX**



**£850,000**

**PRICED TO ATTRACT IMMEDIATE INTEREST!!!**

This may sound like an "Estate Agents" cliché, however, **INTERNAL VIEWING IS ESSENTIAL** to fully appreciate the **DECEPTIVELY SPACIOUS ACCOMMODATION** this **CHAIN FREE SEMI DETACHED** house has to offer!!!!

Situated in a desirable road within close proximity of the open heath, Blackheath Village which offers a fantastic array of shops, boutiques, bars and restaurants, Kidbrooke Station which provides a regular service into London Bridge, Cannon Street, Waterloo, Charing Cross and London Victoria. Alternatively, **VERY HANDY** two stops down the line at Lewisham Station, the DLR has regular services into Bank and Canary Wharf.

The property is also just a short stroll from bus routes and the Royal Standard, both with local boutique shops, cafés, patisseries and also Royal Greenwich Park and Observatory.

The accommodation and features include; **BIG HALLWAY** with a "turning" staircase, formal lounge, separate dining room, large kitchen, ground floor cloakroom, **FOUR GOOD SIZE BEDROOMS** (master bedroom with en-suite), family bathroom, separate WC, gas central heating, double glazing, rear garden **BACKING ONTO PLAYING FIELDS**, **GARAGE** and off road parking on own driveway.

#### **CLOAKROOM**



Frosted double glazed window to side, white suite comprising low level WC and small wash hand basin with chrome taps, radiator, vinyl flooring,.

#### **ENTRANCE HALL**

Welcoming wide hallway with part glazed entrance door with matching side lights, coved ceiling, picture rail, radiator, fitted carpet to "turning" staircase, central heating thermostat.

#### **LOUNGE**

5.39m x 3.89m (17' 8" x 12' 9") Double glazed square bay window to front, coved ceiling, picture rail, attractive feature fireplace with wood mantle and tiled inset, fitted carpet, TV aerial point, radiator.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

## DINING ROOM



4.97m x 3.92m (16' 4" x 12' 10") Characterful room with double glazed windows to rear and French patio doors leading onto the garden, coved ceiling, again, a lovely feature fireplace with wooden mantle and tiled inset, radiator, fitted carpet.

## KITCHEN



5.05m x 2.95m (16' 7" x 9' 8") Double glazed windows to side and rear, part glazed door to the garden, extensively fitted with matching range of wall, base and drawer units, built in electric oven, inset 4 ring gas hob with extractor above, fridge x 2, freezer, dishwasher, washing machine, inset stainless steel sink unit with chrome mixer tap, boiler for central heating and hot water system. ample worktop surfaces, tiled to splashback areas, vinyl floor covering.

## LANDING

Fitted carpet, double glazed window to front, deep overstairs storage cupboard.

## BEDROOM 1



4.62m x 3.27m (15' 2" x 10' 9") Double glazed window to rear overlooking garden and playing fields, radiator, fitted carpet, door to:-

## EN SUITE SHOWER ROOM



Fully tiled shower cubicle, white low level WC and small wash hand basin with chrome mixer tap, extractor, radiator, vinyl floor covering.

## BEDROOM 2

4.50m x 3.03m (14' 9" x 9' 11") "L" shaped room. Double glazed window to front, picture rail, radiator, fitted carpet.

## BEDROOM 3

3.31m x 2.96m (10' 10" x 9' 9") Double glazed window to rear overlooking garden and playing fields, picture rail, radiator, fitted carpet.

## BEDROOM 4

3.68m x 2.19m (12' 1" x 7' 2") Double glazed window to front, picture rail, radiator, fitted carpet.

## BATHROOM

Frosted double glazed window to side, white suite comprising panelled bath with chrome mixer tap/shower attachment. shower screen, pedestal wash hand basin, tiled to splashback areas, radiator, vinyl floor covering, extractor.

## SEPARATE WC

Frosted double glazed window to side,, white low level WC, vinyl floor covering.

## GARDEN

Mainly laid to lawn and backing onto playing fields. Access to:-

## GARAGE

With up and over door. Outside storage area. Additional parking on own driveway.