



Coleraine Road Blackheath SE3

Price £1,525,000 Freehold

Bedrooms: 5 Receptions: 2 Bathrooms: 2

A beautiful five bedroom, gable fronted, semi detached Victorian family home. Boasting a wealth of traditional features throughout and is a short stroll away from superb transport links and beautiful parkland. Energy Efficiency Rating F.

John Payne

These details available online johnpayne.com/P213235
at viewing on 020 8858 6101



John Payne are extremely proud to present this beautiful five bedroom, gable fronted, semi detached Victorian family home.

Upon entering this imposing home, you will immediately notice the number of traditional and original features which are a common theme throughout. To mention but a few, these include beautiful fireplaces in most rooms, ornate coricing, ceiling roses and also high skirting boards.

Every room is extremely spacious and welcoming and briefly comprises, a grand front reception room, formal dining room and a large kitchen/breakfast room which overlooks a pleasant south facing garden. There is also access to a cellar which is currently being used for storage and as a utility area. Ascending to the first floor, you will find three large double sized bedrooms, one of which boasts a roof terrace which again overlooks the garden. There is also a three piece family bathroom suite on this level. On the top floor you will discover a further two double bedrooms and a shower room.

Coleraine Road is one of the most sought after roads within Westcombe Park and is just a short walk to Westcombe Park mainline station (Zone 3 London Bridge 17mins). Also found locally is the open heath and the stunning, renowned Greenwich Park. Shopping facilities are found at the Royal Standard, bars, restaurants and boutique shopping are easily accessible in both Greenwich and Blackheath Village.

This wonderful family home would suit someone looking for a large impressive house for a growing family. An internal viewing comes highly recommended.

Energy Efficiency Rating F.

Ground Floor

Entrance

Off road parking to front, wrought iron gate and railings, attractive original tiled pathway, flowerbed and decorative chippings.

Entrance Hall

Via part glazed door, original wood floors, open balustraded staircase to first floor, original detailed coving and corbels, radiator, ceiling light, high skirting board.

Sitting Room

Original wood floor, attractive cornice work and centre rose, picture rail, period fireplace with marble surround, cast iron grate and tiled hearth, bay sash windows to front, radiator, fitted shelving, decorative coving and high skirting board.

Dining Room

French doors to rear, marble fireplace with cast iron tiled inset, original detailed cornice work and centre rose, radiator, original wood floor, high skirting, stripped remodelled door, decorative coving, picture rail, high skirting board, ceiling light.

Kitchen

Tiled Flooring, original fireplace, cast iron 2x radiator, spotlights, 2x sash window, bespoke kitchen, window to rear, part glazed doors to garden, tiled splashbacks, integrated dishwasher, integrated oven, hotpoint induction hob, space for dishwasher.

Cellar

Providing ample storage use with low level windows to rear, plumbing for washing machine, radiator, carpet, strip lighting.

First Floor Landing

Skylight window, 2x radiator, carpet, dado rail, 2x ceiling light.

Bedroom Three

Period fireplace with wooden surround, mantle and polished granite hearth, built-in cupboards, carpet, 2x radiator, part glazed french doors leading onto roof terrace, ceiling light.

Bathroom

Three piece suite comprising enclosed bath with fully tiled surround and overhead shower, shower screen, low level WC, pedestal wash hand basin, heated chrome towel rail, tiled floor with underfloor heating, part tiled walls, spotlights, 2x window (frosted sash window to side).

Bedroom One

Sash bay window to front and sash window to front, period fireplace with marble surround and mantle, built-in cupboard, original deep coving, 2x radiator, picture rail, high skirting board, ceiling light.

Bedroom Two

Sash window to rear, original built-in wardrobe, original deep coving, period fireplace with tiled hearth, radiator, carpet, ceiling light.

Second Floor Landing

Airing cupboard with ample shelving, loft access, velux skylight window and window to rear, carpet, radiator, ceiling light, dado rail.

Bedroom Four

Sash window to front, period fireplace, corner sink with tiled splashback, radiator, carpet, ceiling light.

Bedroom Five

Double aspect with double glazed dormer window overlooking garden, sash window to side, period fireplace, radiator, carpet, ceiling light, eaves storage.

Bathroom

Three piece suite comprising corner shower, tiled splashback, low level WC, pedestal wash hand basin, velux window, heated towel rail, laminate flooring.

Garden

Main central lawn and raised planted mature flower borders, fence surround, patio area and side patio area leading to side access, brick built storage and outside WC.

Tenure: Freehold

Particulars of the title and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

Local Authority

The Royal Borough of Greenwich

Viewing Arrangements

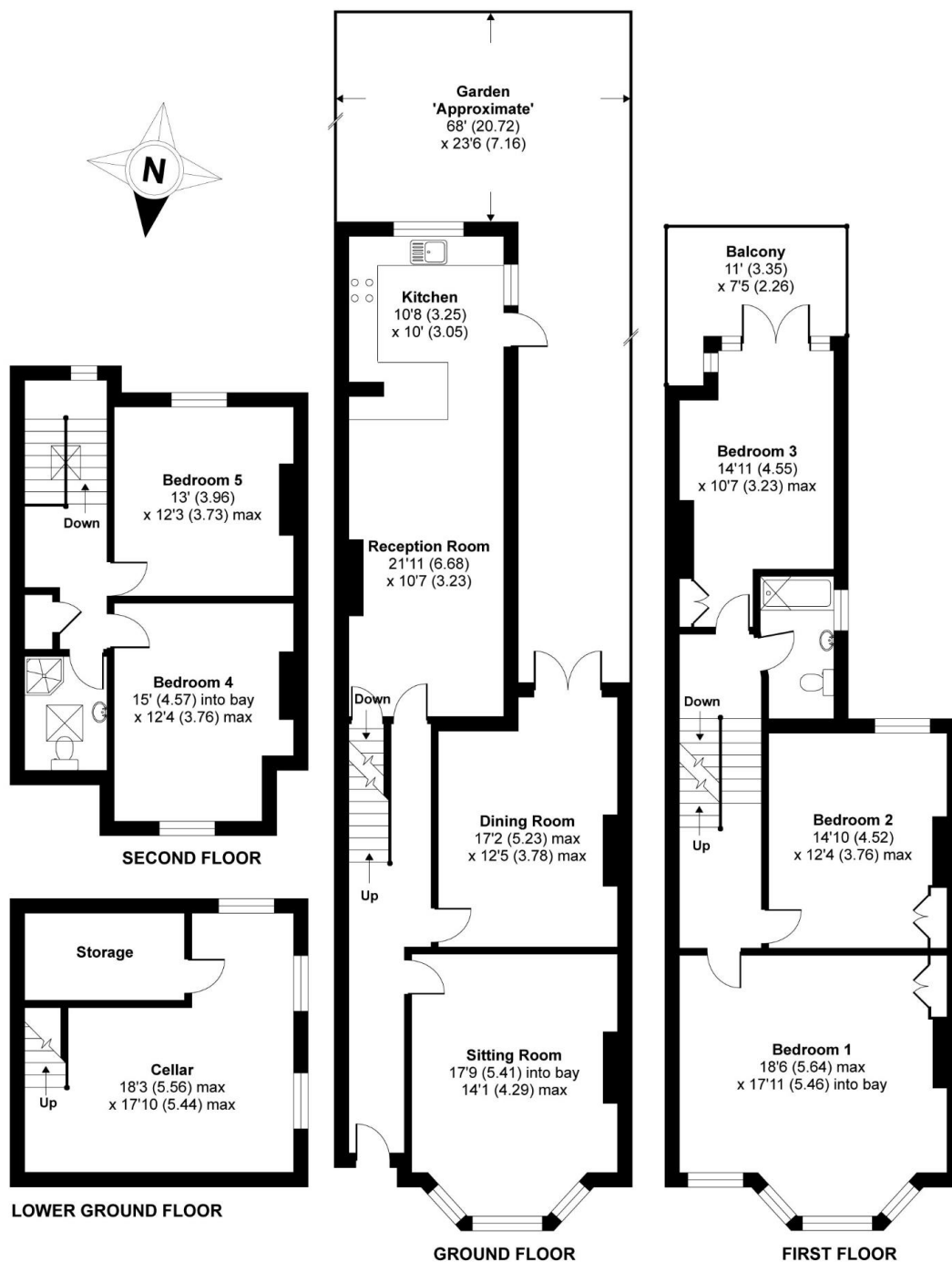
Viewing by prior appointment through vendor's agents John Payne on 020 8858 6101

11 Stratheden Parade, Blackheath, London, SE3 7SX
or email us on blackheathstandard@johnpayne.com



Coleraine Road, London, SE3

APPROX. GROSS INTERNAL FLOOR AREA 2652 SQ FT 246.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>43</p> <p>24</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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11 Stratheden Parade, , SE3 7SX
blackheathstandard@johnpayne.com

johnpayne.com
020 8858 6101