

**OMMANEY RD, NEW CROSS, SE14**



#### **4 Bedroom Victorian Terraced House**

- ◆ Amazing Period Features
- ◆ Stunning Restoration
- ◆ Four Double Bedrooms
- ◆ Two Bathrooms
- ◆ 85' Garden
- ◆ Conservation Area
- ◆ Great For Schools
- ◆ Excellent Transport Links



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**£1,450,000**

**Freehold**



It's rare that I see a property that has been restored. Not renovated, updated, modernised or developed, but **restored** with such attention to detail, and so much love and respect for the heritage and period. This is one such house.

As the agent responsible for convincing my Architect client to buy the house some years ago, when it was in a bit of a sorry state, I feel qualified to affirm that the next custodian will acquire a home of genuine character and period authenticity.

Let's go in....

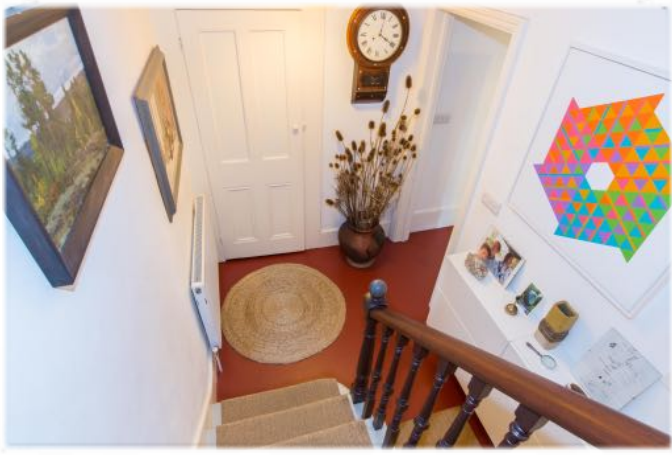
The entrance hall hints at what is to follow. Lovely tessellated flooring, decorative corbels and light, bright decor.

First up is the principal reception room, where most of the restoration is on show: Bay fronted timber framed double glazed sashes, exquisite cornicing detail, stately fireplaces and exposed flooring. The rear sash has stunning original coloured glass panels. It's a room of incredible refinement and it exudes class.

Into the hallway again and down a floor and we're into a more informal space. The kitchen is here, well fitted with plenty of room for the big range, and there's a clever route through to the garden room. Great for family dining and an extremely tranquil room for relaxing. You can picture yourself curled up on the sofa with a good book in front of the wood burner. French doors open up to the garden here.

In front of the kitchen is a utility/boot room, very handy for the Ocado delivery with it's own door to the street.

Back upstairs to raised ground floor level and we have the first of the bathrooms with a great walk in shower. Behind this is bedroom 4. A generous double, presently used as an office, with bay windows overlooking the garden and a lovely fireplace.



Up again to the top floor where we have the master and second bedrooms to the front, with the family bathroom and bedroom 3 (think perfect teenager's room) to the rear, all with fireplaces.

The rear garden extends to around 85' plus the side return.

Transport connections include New Cross Gate and Nunhead stations. The magnificent parks, with farmers market, family areas, tennis courts and stunning city views are just up the hill.

Parking is unrestricted on-street.

Families take note, there are lots of school options: Edmund Waller Primary (Good Ofsted), Haberdasher's Ask's Secondary & Free Primary schools (Outstanding Ofsted), and Deptford Green Secondary are all very much within reach.

Local star attractions include the Hill Station Community Cafe, which has become a hub for the area and has great music, cinema and pop up restaurant events. Then there's The Telegraph, great for a Sunday pub lunch and a tricky Monday night quiz.

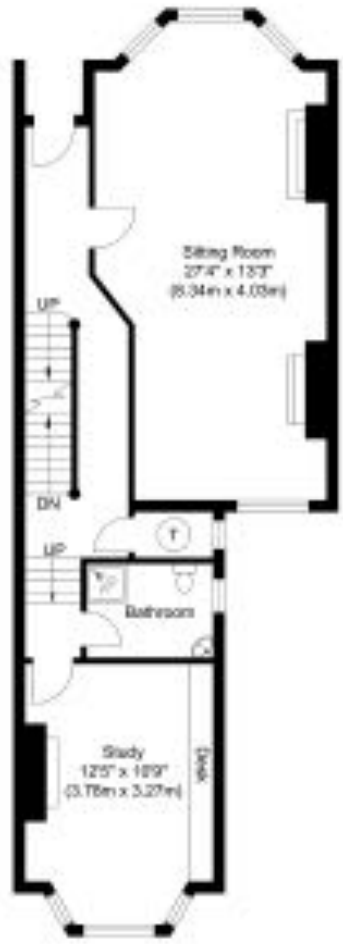








Lower Ground Floor  
 Approximate Floor Area  
 697.07 sq. ft.  
 (64.76 sq. m)



Raised Ground Floor  
 Approximate Floor Area  
 679.20 sq. ft.  
 (63.10 sq. m)



Top Floor  
 Approximate Floor Area  
 675.86 sq. ft.  
 (62.79 sq. m)

Total Gross Internal Area  
 2052.14 sq. ft.  
 (190.65 sq. m)

**Ommaney Road**

Illustration for identification purposes only, measurements are approximate, not to scale.