



Tizzard Grove, London  
SE3

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Stunning, four/five bedroom modern family home: EPC:B

Hamptons International

46 Tranquil Vale, London, SE3 oBD  
Sales. 020 8297 1697

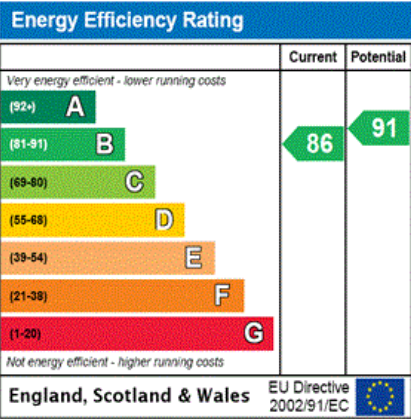
[www.hamptons.co.uk](http://www.hamptons.co.uk)

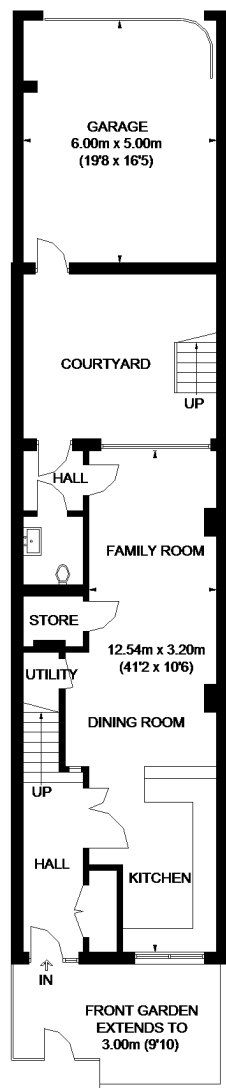
Award winning development | Four/Five bedrooms | Open plan kitchen/reception room | Two further reception rooms | Five bathrooms | Studio/study/fifth bedroom | Underfloor heating | Double garage | Various on-site 'resident only' facilities | Measuring over 2700 sq.ft.

**Guide Price £1,250,000 Freehold**

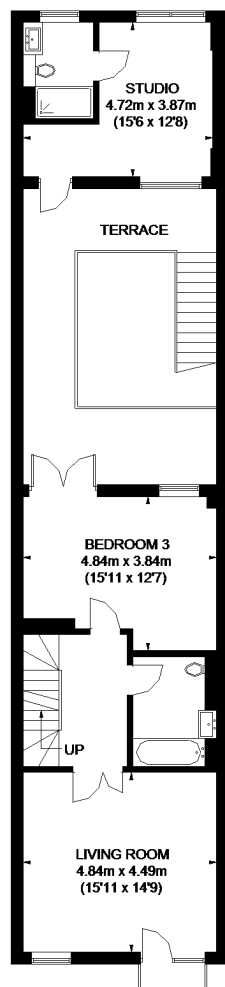
### Description

A stunning, four/five bedroom modern family home forming part of the award winning Kidbrooke Village development. Measuring over 2700 square feet, this property has been finished to the very highest standard and the smart contemporary style is impressive as soon as one enters the front door. There has been real attention to detail with the finishing touches throughout the house including feature glass walls, tiled floors and recessed ceilings. Set out over four floors, the property caters to almost every need of modern day living with underfloor heating throughout, four en-suite bedrooms and three terraces which would make fantastic entertaining spaces. To the rear, a double garage can be accessed directly from a rear garden and a detached studio would make an ideal hobby room, study or fifth bedroom. The accommodation briefly comprises; a very spacious open plan kitchen/reception room, two further reception rooms, four bedrooms, five bathrooms, studio/study/fifth bedroom, downstairs WC, utility cupboard and a double garage. There are various on-site, resident only facilities which are easily accessible and include swimming pool, meeting room, cinema room and gymnasium. Those who need to consider transport links would be conveniently positioned for access to Kidbrooke Station where a new transport hub including a new station and bus exchange is being built. Kidbrooke Train Station has regular services into London Bridge in just fifteen minutes and offers services into Victoria, Cannon St and Charing Cross.

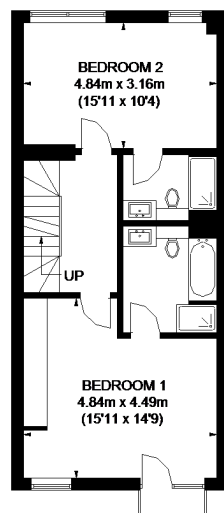




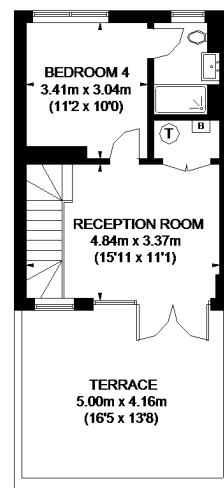
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



## TIZZARD GROVE

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 660 SQ. FT. (61.3 SQ. M.)  
 (EXCLUDING COURTYARD)  
 FIRST FLOOR = 601 SQ. FT. (55.8 SQ. M.)  
 SECOND FLOOR = 597 SQ. FT. (55.5 SQ. M.)  
 THIRD FLOOR = 362 SQ. FT. (33.6 SQ. M.)  
 GARAGE = 317 SQ. FT. (29.5 SQ. M.)  
 STUDIO = 200 SQ. FT. (18.6 SQ. M.)  
 TOTAL = 2737 SQ. FT. (254.3 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID308192)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

