



Glenluce Road, London
SE3



Beyond your expectations

A large family house in the Westcombe Park Conservation Area

Hamptons International

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www.hamptons.co.uk

Third of an acre plot | Five bedrooms | Open plan kitchen/family room | Separate reception room | Two bathrooms | Downstairs WC | Detached garage | Westcombe Park Conservation Area

Asking Price £1,750,000 Freehold

Description

A semi-detached five bedroom, two bathroom family home with one of the most incredible gardens you are likely to see.

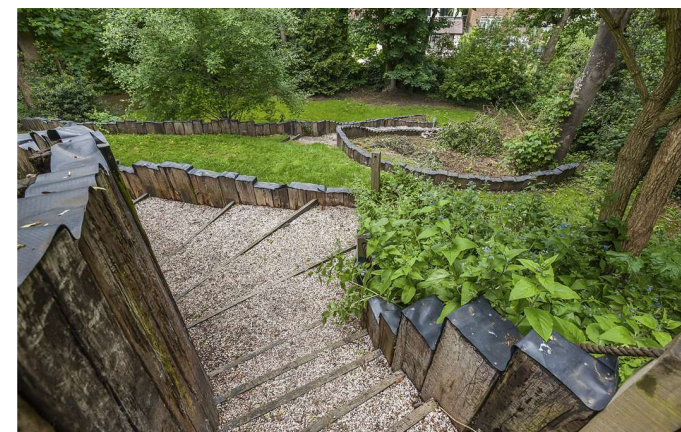
Sitting on a plot of approximately a third of an acre, this spacious family home has been extended and lovingly restored by the current owners. As a result, this substantial house is offered for sale in excellent condition.

Built in 1938, this property measures approximately two thousand square feet and has a very family friendly layout. The sympathetic refurbishments that have been undertaken include lovely period style features and high quality finishes.

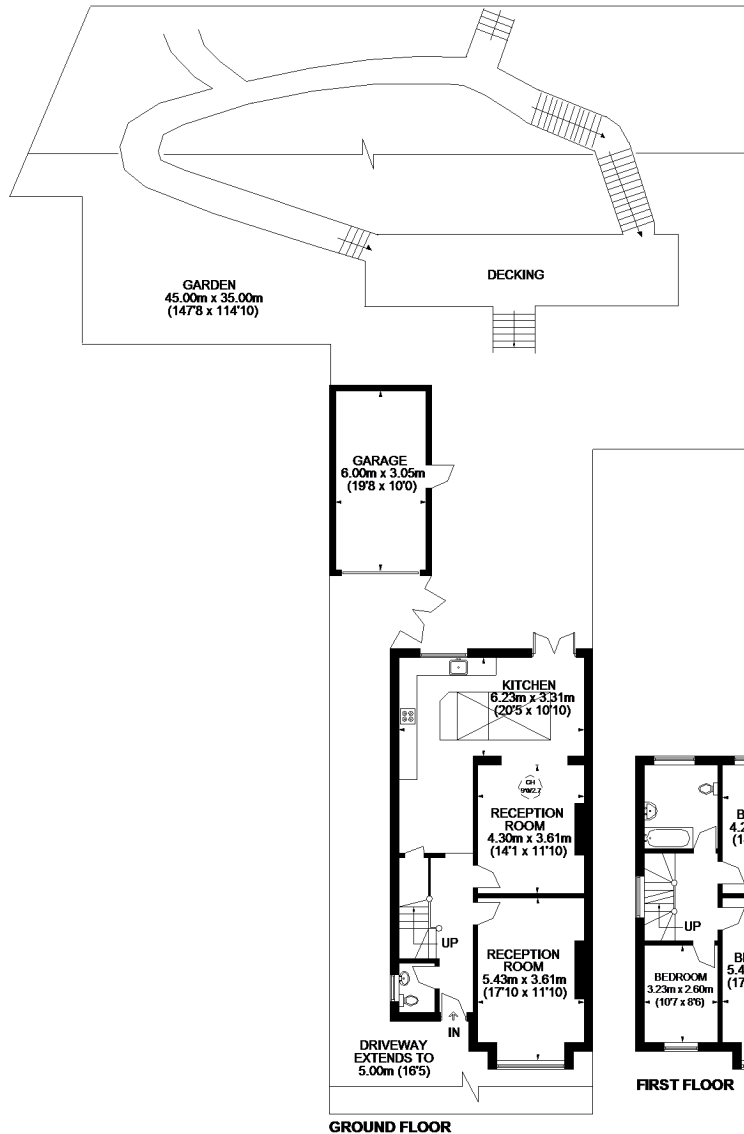
On the ground floor there are two reception rooms, one of which is a large open plan kitchen which opens out onto the garden. There is also a downstairs WC on this level. On the first and second floors there are five good bedrooms and two family bathrooms. The real jewel in the crown of this property is the garden which is very difficult to put into words. The rear patio extends into the most wonderful setting which is unlike anything I have seen in the area. This magical space needs to be seen to be fully appreciated with steps created from sleepers, woodlands, extensive beds and a large area of lawn. The current owners also once had planning permission granted for a studio room. The property also benefits from a detached garage and off street parking.

Found within the Westcombe Park Conservation Area, Glenluce Road is a pretty tree-lined street made up of

mainly period houses. The house is conveniently located for access to Blackheath Standard, which has a variety of shops and cafes, with both Blackheath Village and Royal Greenwich Park also within easy reach. There are good transport links on offer, with Westcombe Park station providing regular services into London Bridge and Cannon Street as well as connecting with the DLR for Canary Wharf and City airport, whilst the Jubilee line and riverboat are a short bus ride away at the O2. For those considering schooling, the 'outstanding' Halstow Road and Invicta Primary Schools are both within several hundred metres. There are also a number of independent schools and nurseries also close by.

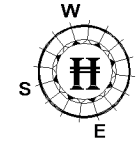


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

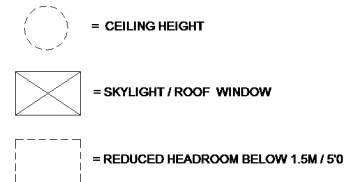


GARDEN = 0.3 ACRES

GLENLUCE ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM /
EAVES STORAGE)
GROUND FLOOR = 857 SQ. FT. (79.6 SQ. M.)
FIRST FLOOR = 640 SQ. FT. (59.5 SQ. M.)
SECOND FLOOR = 415 SQ. FT. (38.6 SQ. M.)
GARAGE = 197 SQ. FT. (18.3 SQ. M.)
REDUCED HEADROOM
41 SQ. FT. (3.8 SQ. M.)
TOTAL = 2150 SQ. FT. (199.8 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 (ID341000)

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.

