

# *SHAWFIELD*

## *ELTHAM*



AN IMPOSING 5 BEDROOM DETACHED RESIDES ON COURT ROAD ADJACENT TO  
THE ROYAL BLACKHEATH GOLF CLUB





*Standing on a substantial plot, backing onto the Royal Blackheath Golf Course is this imposing detached residence that offers approximately 4,603 sq ft of extremely versatile and flexible accommodation.*





# *SPECIFICATION*

## *Kitchen and Utility*

- Stoneham designer fitted kitchen with granite worksurfaces and upstand
- Downlighters
- Comprehensive range of appliances to include a double oven, 5 burner gas hob, extractor hood, integrated dishwasher, American fridge freezer, integrated microwave, coffee machine, warming drawer, washing machine, semi integrated tumble dryer, under worktop integrated freezer and wine cooler cabinet
- Water softener to utility
- Ceramic floor tiles from Minoli
- Polished chrome sockets

## *Bathroom, Cloakrooms and En- suites*

- Villeroy and Boch sanitary ware in white
- Downlighters
- Ceramic floor tiles from Minoli
- Full height wall tiling from Minoli to bathrooms and en-suites and half height

to cloakrooms

- Utopia furniture with granite worktops to bathroom, en-suites and cloakrooms (where specified)
- Chrome towel rail to bathroom and en-suites
- Remote shower button controls (where specified)

## *Fixtures and Fittings*

- Solid oak staircase
- Vicaima light oak finish internal doors with chrome ironmongery
- Walk in wardrobe to bedroom 1
- Specialist fitted wardrobe to bedroom 2

## *Heating, Security and Electrics*

- Reconstituted Portland Stone Fireplace surround to drawing room and family room
- Gas heating to radiators

- Pre-wired structured cabling
- On-Q Home Networking Tech System
- Wired for Sky plus in Drawing room, Family Room and Master Bedroom and TV points to Kitchen and all other bedrooms.
- Security Alarm with panic buttons. Garage alarmed

## *External*

- Secure electric remote opening wrought iron gates to driveway with separate personnel gate
- Double glazed PVCu windows and French doors
- Oak front door
- Tap front and rear
- High level flood lights
- CCTV
- Electric remote opening garage doors
- Rear Garden turfed
- Block pavements to driveway















## *Bathroom, Cloakrooms and En-suites*





# *Exteriors and Garden*







## Area

*Eltham* is a small attractive village offering the best of both a town and country lifestyle. The architecture of *Eltham* reflects its long history which has been favoured by monarchs for many centuries. Most notably the medieval *Eltham Palace* is ideal for taking advantage of the fine views across the surrounding countryside. *Shawfield* is backed to The Royal Blackheath Golf Club, founded 1608 A.D by King James I, is known as the most prestigious and oldest golf club in England.

The vibrant high street offers an electric range of amenities, including boutiques and well known stores such as Marks and Spencer and Debenhams with local organic butchers, bakers and greengrocers.

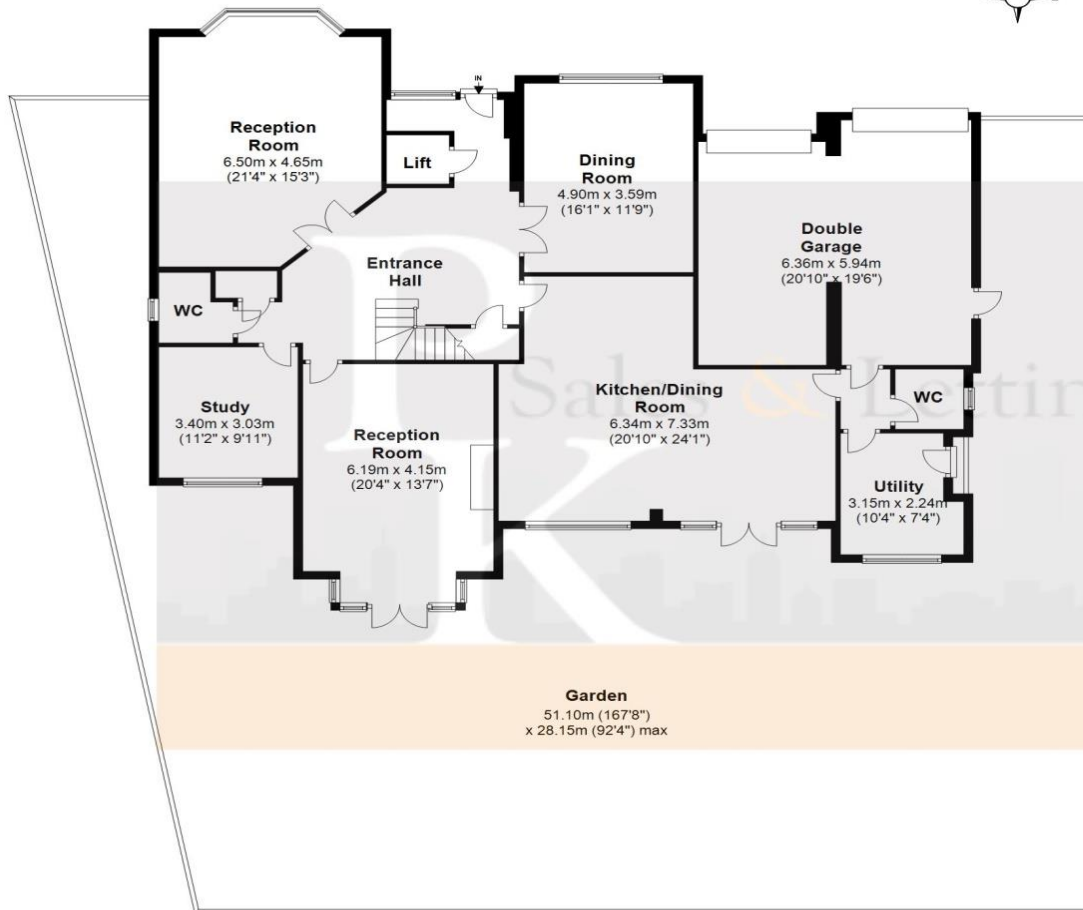
Court Road is ideally located within walking distance of many traditional pubs, wine bars and restaurants, for an evening out. In addition, for a more relaxing day, a walk at Sutfield Park, Fairy Park with its all activities, The Tarn with its beautiful landscape with a lake and an 18<sup>th</sup> century icehouse Avery Hill Park with its famous walled rose garden and winter garden are all in your walking distance from *Shawfield*.



# Floor Plan

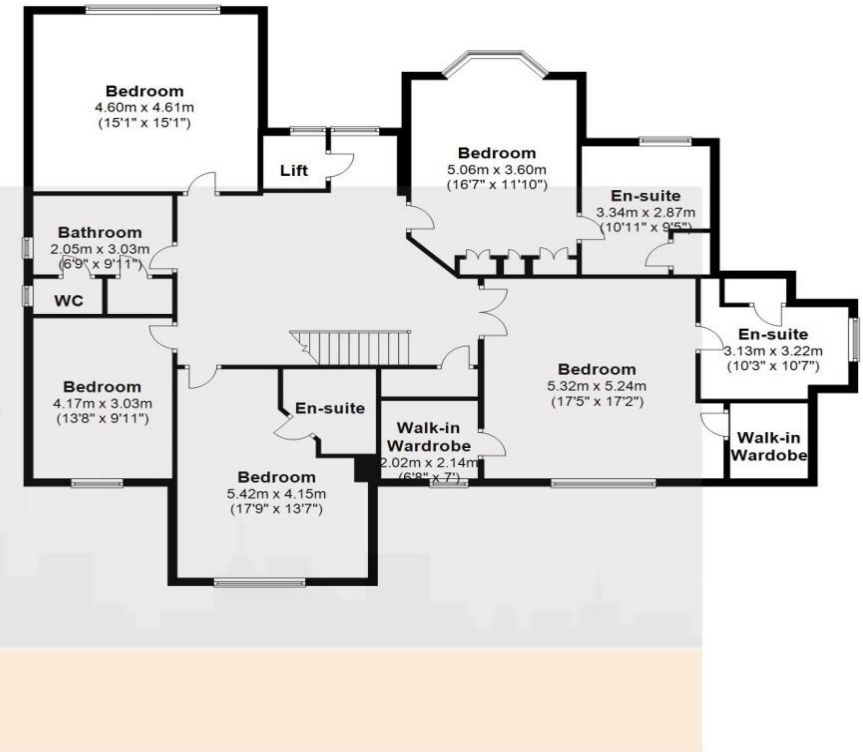
## Ground Floor

Approx. 202.6 sq. metres (2181.1 sq. feet)



## First Floor

Approx. 174.8 sq. metres (1881.3 sq. feet)



Total area: approx. 377.4 sq. metres (4062.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



## SHAWFIELD, ELTHAM SE9

### Directions

From M25, exit at junction 3 for the A20 towards London and following this to the Fiveways junction. For frequent flyers London City Airport is easily accessible for domestic and international air travel. There are several train stations nearby, the closest being Mottingham Station, which offers services to London Cannon Street, London Bridge, Waterloo East and Charing Cross in approximately 23 minutes.

### Viewing

By Appointment only with PK Sales and Lettings on 0203 198 1133 / 0207 729 2121

Email: [enquiries@pksalesandlettings.co.uk](mailto:enquiries@pksalesandlettings.co.uk)

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