



Oakcroft Road London SE13

Price **£1,750,000 Freehold**

Bedrooms: 5 Receptions: 3 Bathrooms: 2

Boasting a host of period features this is a generously proportioned and cleverly extended, 5 bedroom, 3 reception detached Edwardian house situated on a sought after residential road with easy access to Lewisham mainline station and DLR and the heath. Includes roof terrace, lovely garden. EER: E.

John Payne

These details available online johnpayne.com/P210362
at viewing on 020 8318 1311

 **nTheMarket.com**

Occupying a sizeable plot on this highly regarded, tree-lined residential road, this is an elegant period family home which offers an impressive blend of stunning period features including stained and leaded windows, fireplaces and stripped wood flooring with a bright contemporary extension incorporating bi-fold doors, an open plan kitchen/family and dining room with a glass roof and lovely views over the well stocked, south facing garden.

The house provides five bedrooms on the first and top floors which include a master bedroom with an en suite bathroom, a bright rear bedroom with access onto a large roof terrace and a stunning, recently re-modelled family bathroom. Energy Efficiency Rating E.

TOP FLOOR

Landing

Feature stained and leaded secondary glazed window to side, panelled doors to both rooms. Access to loft space.

Bedroom 4

Double glazed window to front, double radiator, dormered ceiling feature Inglenook style fireplace with cast iron period fireplace and original wooden benches and feature arch, inset spotlighting, dimmer switch.

Bedroom 5

Velux double glazed skylight to rear, access to eaves storage and access to loft space, dimmer switch.

Half Landing

Family Bathroom

A recent remodelled and luxurious bathroom suite comprising panelled bath with mixer taps and shower attachment, twin contemporary vanity wash hand basins with large plate mirrors and storage behind, low level WC with concealed cistern, radiator, large wet room style shower with overhead shower head and hand held shower, heated chrome towel rail, all walls and floor attractively tiled with limestone style ceramics, double glazed Velux window to side, double glazed window to rear, inset spotlighting.

FIRST FLOOR

Bedroom 1

A bright room with two French windows to front, feature Art Nouveau style cast iron period fireplace with fitted wardrobes adjacent, ceiling coving, dado rail, two double radiators, panelled door through to en suite bathroom.

En Suite Bathroom

Comprising panelled bath with mixer taps and shower attachment, low level WC, vanity wash hand basin, with storage adjacent and below, large feature place mirror, secondary glazed opaque window to front, radiator, inset spotlighting, heated towel rail and linoleum flooring.

Bedroom 2

Large double glazed window to rear overlooking gardens, double radiator, stripped and sealed flooring, ceiling coving, inset spotlighting, feature Art Nouveau cast iron fireplace with inset tiles, tiled hearth, picture rail.

Utility Room

Opaque window to side and opaque transom window to en suite bathroom, plumbed for automatic washing machine, vinyl flooring covering, corner sink unit with storage below and plate mirror above, inset spotlighting.

HALF LANDING

Bedroom 3

Sliding double glazed patio doors overlooking and providing access onto roof terrace, inset spotlighting, fitted book shelving, large corner storage unit.

Large roof terrace with attractive views over gardens.

GROUND FLOOR

Access is via an original hardwood entrance door with original stained and leaded windows opening onto reception hall.

Entrance Hall

Very good size with original solid wood flooring, two double radiators, ceiling coving, picture rail, small cast iron period fireplace, panelled doors to all rooms, digital programmer and thermostat for central heating.

Cloakroom

Original stained and leaded door. Low level WC with petite corner wash hand basin and opaque window to side.

Reception Room

Large square bay to front, attractive period cast iron fireplace with inset tiles, carved wooden surround and marble hearth with extensive book shelving adjacent to chimney breast, original high skirting board, dado rail, ceiling coving, inset spotlighting and stripped and sealed flooring. There is a large opening providing access to:

Dining Room

Cast iron period fireplace with inset tiles and marble hearth with two feature stained and leaded recessed windows to side, stripped and sealed flooring, dado rail, two double radiators, ceiling coving. Recessed bay window to rear with full height French doors overlooking and providing access onto kitchen/dining area via steps with attractive glass balustrading.

Kitchen/Reception Room

The kitchen area is fitted with a good range of wall, base and standing storage units, double bowl sink unit with mixer taps and cupboards below, four burner gas hob with extractor above, opaque glass splash backs, recessed double oven, plumbed for dishwasher, additional circular stainless steel sink unit, feature opaque glass skylight, extensive wall units which extend through to breakfast area with large double glazed bi-fold doors overlooking and providing access onto garden. Inset spotlighting.

This area is also open plan to dining area with full width double glazed bi-fold doors which again overlook and provide access onto garden, fully double glazed pitched ceiling, recessed radiator, storage cupboards.

From the kitchen area there is a door providing access to extensive cellar area providing plentiful and easily accessible storage. There is also a door to the side which provides access to the garden.

GARDEN

Measures 86ft which is arranged as a raised brick and extensive terrace with well stocked flower borders. There are steps down to the remainder of the garden which is laid to lawn with attractive brick and flagstone paving.

There is also an attractive garden to the front and side access.

TOTAL APPROX. INTERNAL FLOOR AREA

2579 SQ.FT. (239.6 SQ.M.)

TENURE: FREEHOLD

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

Our Ref: REO/pd/0817/32

Local Authority

Lewisham London

Viewing Arrangements

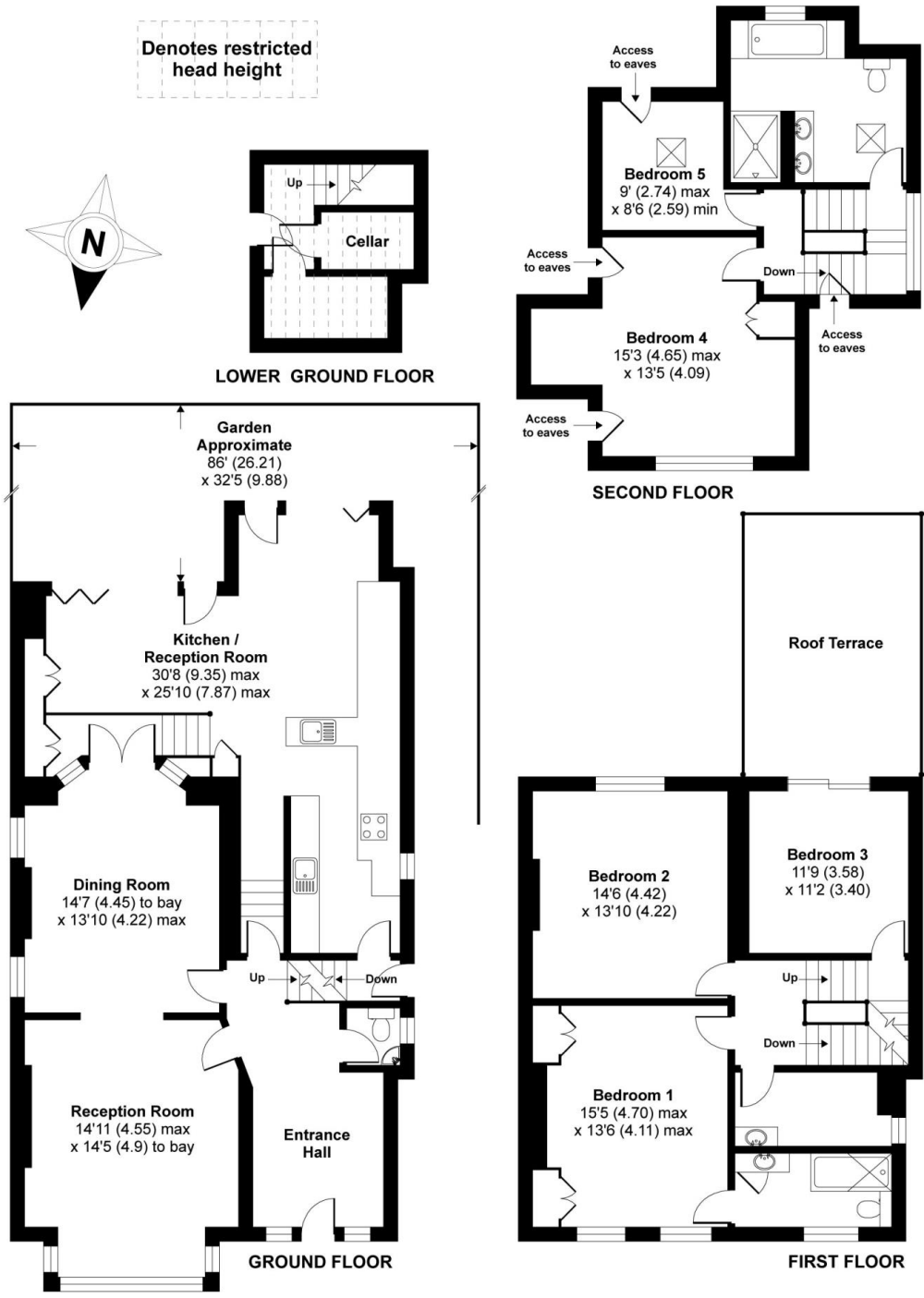
Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

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Oakcroft Road, London, SE13

APPROX. GROSS INTERNAL FLOOR AREA 2579 SQ FT 239.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			70
England & Wales			

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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