

KERSHAW'S



Eliot Cottages, Hare And Billet Road Blackheath **£1,550,000 Freehold**

Exceptional period family house in a prime position overlooking the Heath set in a sought after row of early Victorian houses just a stones throw from the Village centre. Beautifully restored, refurbished and decorated in neutrals by the current owner with lots of period detail retained. Solid oak floors throughout, double glazed sash timber framed windows, alarmed and with entry phone system. Laid out on four floors and having four bedrooms - family bathroom and large shower room - double aspect living room with marble fireplace and shutters. Beautifully designed family kitchen dining room opening onto glass conservatory, used a playroom. Separate laundry room and bike store. Lovely roof terrace and pretty secluded rear garden.

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Garden

Front garden with wrought iron railings and steps up to the panelled front door opening into the entrance hall

Entrance Hall

Ceiling cornice and skirtings. Low voltage ceiling lighting. Dark solid oak flooring. Cast iron radiator

Living Room

Lovely double aspect living room with sealed double glazed timber sash windows throughout. Cathedral sash window to the front with working shutters and views across the open the heath and sash window to the rear overlooking the garden with working shutters. Ceiling cornice and skirtings and custom built book shelving running the length of one wall. Marble period fire place with cast iron inset and slate hearth. Dark solid oak flooring. Chrome plug sockets and chrome dimmer switch,

Shower room

Tiled in grey mosaic tiles. Double shower cubicle with glass sliding door and overhead rain shower, Concealed flush WC and wash hand basin mounted on a solid wood top. Radiator/heated towel rail, ceramic floor tiling. Large fitted mirror. Airflow extractor fan. low voltage ceiling lighting.

Kitchen/Dining/Family Room

On the lower ground floor is the beautifully designed and fitted kitchen in matt grey with quartz worktops. Twin deep stainless steel sink units with mixer taps. Large island with quartz work tops, storage and drawer units and incorporating a Siemens induction hob. Two Siemens ovens mounted into units at eye level height, one conventional oven and one microwave/conventional oven. Over hob rising extractor fan which is concealed when not in use. Integrated dishwasher and integrated fridge and freezer. Solid oak flooring. Cast iron radiator Under stairs storage cupboard. Sash window to the front. Access to a large under stairs bike store. Wall mounted entry phone system.

Opening into glass roofed Conservatory at the rear, currently used as a playroom. Floor to ceiling windows and door opening out onto the garden. Solid wood floor. Cast Iron radiator.

Utility/Laundry Room

Plumbed for washing machine and space for a tumble dryer. Stainless steel sink unit and mixer taps built-in larder cupboard and space for a large fridge freezer and deep built in linen press low voltage lighting

First Floor

Entry phone system to front entrance door.

Master Bedroom

Twin sash windows to the front with views across the open heath. Two low level cast iron radiators. Ceiling cornice and skirtings. Shelving fitted either side of the chimney breast and over bed separate dimmer switches. Low voltage ceiling lighting and dimmer switch.

Bedroom Four

Sash window to the rear overlooking the garden. Cast iron radiator. Floor to ceiling custom built wardrobes and cupboards running the length of one wall .

Small half landing leading to:

Family Bathroom

Fitted in white with chrome fittings. Double ended bath set in white mosaic tiling with exafill tap and separate hand shower. Concealed flush WC and wall mounted wash hand basin. Mirror fronted concealed storage units running the length of one wall. Radiator//heated towel rail. Airflow extractor fan. Opaque sash window to the rear. Ceramic tiled flooring

Second Floor Landing

Built in wardrobe/ storage cupboard.. Casement door opening out onto the ROOF TERRACE with a high wrought iron balustrade.

Bedroom Two

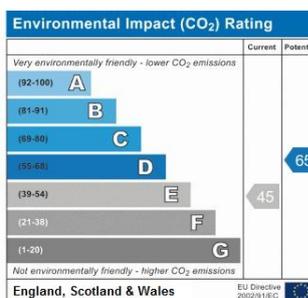
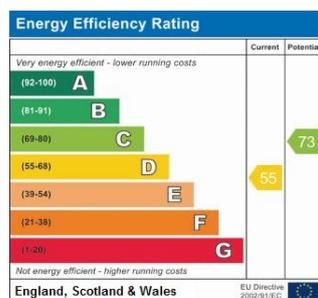
Twin sash windows to the front with extensive views across to the open Heath over towards the walls of Greenwich Park. Two low level cast iron radiators and pretty period fireplace with cast iron inset and marble mantel.

Bedroom Three

Sash window to the rear overlooking the garden. Low level cast iron radiator. Dimmer switch.

Rear Exterior

Pretty and secluded York stone paved garden with raised brick planters having masses of shrubs and plants including bamboo and olive.



Eliot Cottages, Blackheath, SE3

Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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