



Maze Hill, Greenwich SE10

Guide Price £2,400,000 Freehold



A rare opportunity to purchase an elegant Arts and Crafts five bedroom detached house in a wonderful location overlooking Greenwich Park. Owned for 25 years, the current owners have lavished care and attention not only in terms of maintaining the character of the house, but have also improved it by adding a large garden room and a fabulous master suite on the top floor giving stunning views of the London skyline.

An impressively large reception hall, bigger than most rooms, sets the tone for the house in terms of its arts and crafts character, with an imposing fireplace and staircase. The principal reception room has a bay window overlooking the park, attractive fireplace and is generously proportioned. The family room leads into the vast garden room which links through to the kitchen. The spacious white modern fitted kitchen with granite worktops leads through to the utility room and cloakroom.

On the first floor the two rear bedrooms have custom hand made built in furniture to maximise the space and give plenty of storage, with amazing attention to detail, that really does need to be seen to be appreciated. The two front bedrooms are both very well proportioned and have wonderful views across the park. There is an attractive family bathroom and shower room serving these 4 bedrooms.

The owners extended into the loft space in 2001 to create a fabulous master suite with large L shaped bedroom with a reading area and velux balcony window with amazing views across London. The master bathroom is a triumph of design with its own velux balcony window again with great views. This upper floor has a real boutique hotel feel to it.

The rear garden is a gem as it's not overlooked and is wonderfully stocked with an abundance of plants, a gardener's paradise. There is a delightful summer house at the bottom of the garden, which could be used as a home office. A workshop has been created to the side and also gives access to the front which has off street parking for 2 cars.

In terms of location you could not be better placed with Maze Hill overground station only a 4 minute walk, according to google maps, and Cutty Sark DLR station 0.8 miles giving fast and convenient access into Canary Wharf and the City. All of Greenwich's shops, bars and restaurants are within easy reach, as are all the historical places of interest. You can even walk across to the Isle of Dogs via the foot tunnel under the Thames by the Cutty Sark.

Detached family houses in this location rarely come to the market, so this is a unique opportunity to acquire your dream home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

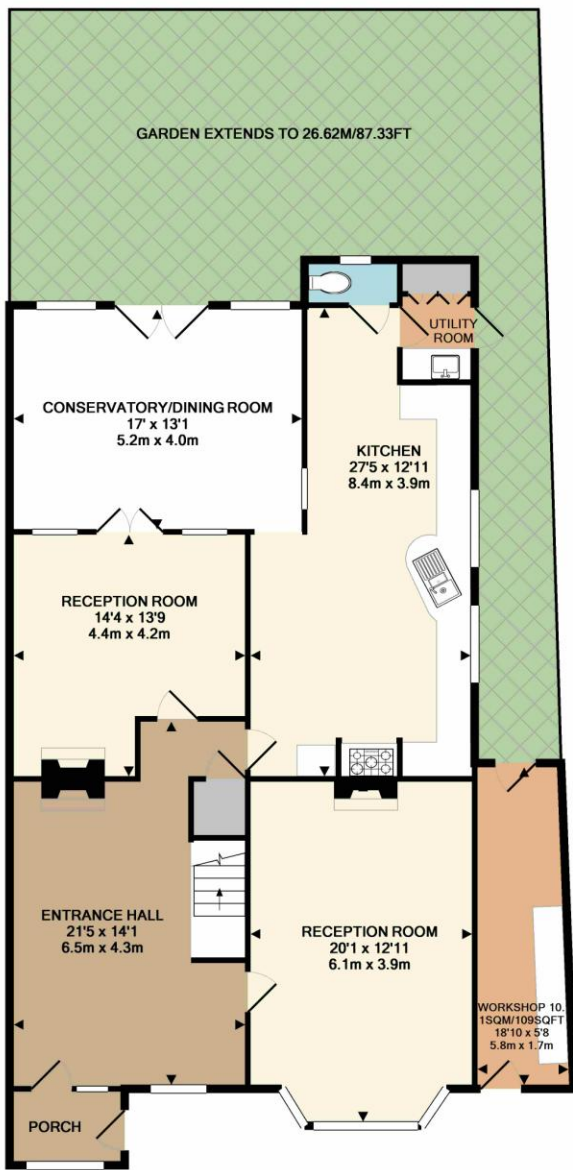


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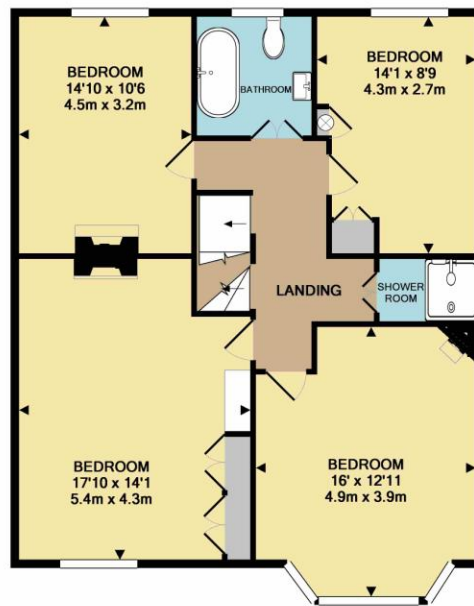
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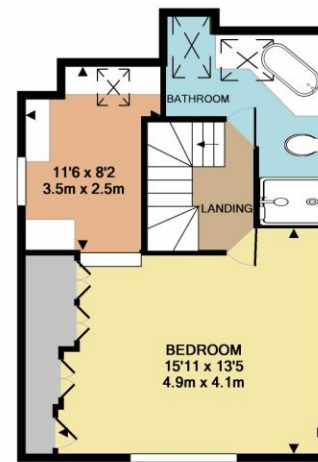




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2855 SQ.FT. (265.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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