

Marsala Road, Lewisham, SE13

£1,100,000

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Please Quote Ref TH0310 For All Enquiries – Immaculate four bedroom terraced family home with delightful private garden with fully insulated garden room/home office/gym, ideally situated in a sought after Lewisham location, just a short walk from transport links, schools and amenities. The property has been superbly renovated throughout, offering bright and spacious extended accommodation arranged over three floors, with stylish interiors and high quality finish throughout. Ideal for a modern lifestyle, with features including an inviting double length reception room, impressive well equipped eat-in kitchen/diner, three luxury fully tiled bath/shower rooms (one en-suite) plus downstairs WC, gas central heating with 9 independent



heating zones, double glazing, water softening system, designer imported internal doors, quality floor coverings, bespoke inbuilt storage, and new roof with thermal insulation.

The property also boasts a state of the art domestic smart home setup, with hundreds of integrated devices, including but not limited to CCTV, lighting, motion sensors, lawn and planters irrigation, rain sensors, water leak sensors, heating, doors and windows sensors, motion sensors, automatic lawnmower, water leak sensors, soil, indoor and outdoor temperature and humidity sensors, motorised windows and blinds.

Externally, the manicured and fully illuminated 30m garden, with attractive ceramic tiled patio area to the house, and generous lawn area, provides a haven for entertaining and relaxing, well equipped fully insulated garden room/home office/gym providing versatile additional space. To the front of the house, there is a 'Bikebox' providing bike and bin storage, as well as e-bike recharging ports.

Accommodation comprises entrance hall with bespoke staircase with inbuilt storage rising to the first floor, leading into the front aspect double length reception room with ample space for relaxing and entertaining, along with a 100" cinema setup with Dolby Atmos 5.1.2 wall setup.

The wonderful kitchen/diner to the rear, with space for table and chairs, enjoys direct access onto the patio area – ideal for al fresco entertaining! The kitchen itself comprises a range of high gloss handle-less Italian custom-made wall and base units with 6 meters of quartz worktops, incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms, plus a family bathroom with white bath suite. The second floor has been converted to create a large principal bedroom with Velux windows and en-suite shower room.

A large 33sqm basement area to the lower level offers an excellent additional storage space.

The property is very conveniently located on a very quiet secondary road, with no passing traffic and access to a cycle path. Marsala Road is within easy access of Ladywell and Lewisham stations, as well as DLR connections (circa 10 mins walk), and numerous regular bus routes offering excellent links to the surrounding area. Ladywell village is just a short walk away providing shops, a pub and restaurants, with Lewisham also nearby offering a larger variety of shops, eateries and amenities. The area is well served by good local schools and lovely open spaces including nearby Hillyfields, and Greenwich Park with the famous Royal Observatory just slightly further away.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Sought After Residential Location
- State of the Art Smart Home Features
- Three Luxury Bath/Shower Rooms
- Close to Lewisham and Ladywell Stations
- Stunning Four Bedroom Terraced Family Home
- Extended Accommodation with High Spec Finish
- Bespoke Detailing
- Garden with Fully Insulated Garden Room/Home Office/Gym
- Easy Access Shops, Schools and Amenities

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Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft

Cellar = 33.7 sq m / 363 sq ft

Outbuildings = 27.3 sq m / 294 sq ft

Total = 205.5 sq m / 2212 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189816)

