



## Auckland Lodge Kidbrooke Park Road Blackheath **£1,600,000 Freehold**

Tucked away down a long gravelled driveway and hidden from the road is this unique period Coach House that has been lovingly restored and remodelled by the current owners. Beautifully presented and neutrally decorated the house offers a bright spacious and well planned interior with flexible living space. Large Reception Room with open fireplace, open plan fitted Kitchen and Dining Room, Playroom/Study, Fourth Bedroom or additional Living Room on the Ground Floor.

Three upstairs Bedrooms, Family Bathroom and En-Suite Shower to the Master Bedroom. Ground Floor Cloakroom. A detached Studio and Store Room provides an ideal place to work, but could easily convert into Teenage/Granny Annexe. Beautiful Courtyard front Garden and west facing Rear Garden plus off road parking and two garages.



# KERSHAW'S



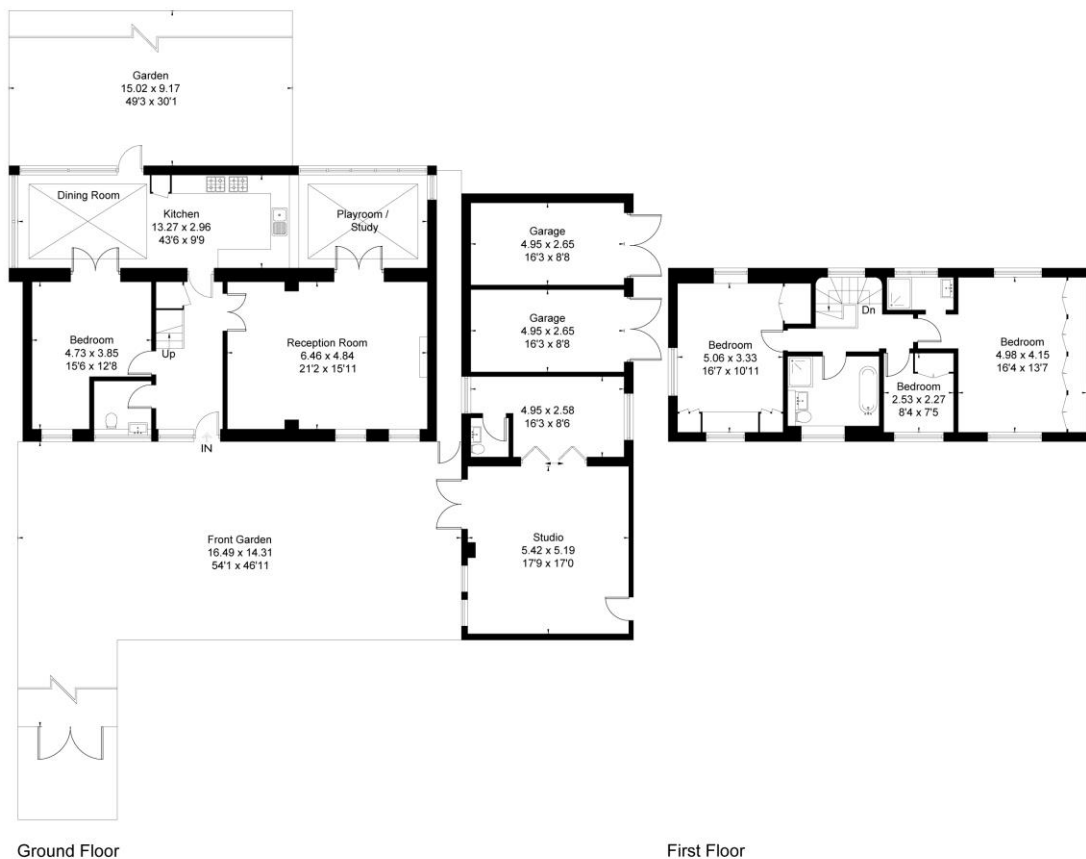


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Approximate Floor Area = 171.7 sq m / 1848 sq ft  
 Outbuilding = 70.6 sq m / 760 sq ft  
 Total = 242.3 sq m / 2608 sq ft



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