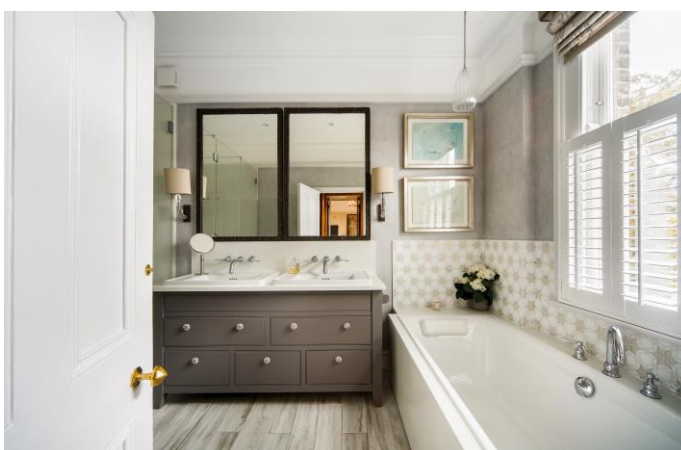


Westcombe Park Road - Blackheath SE3 £3 Million Freehold

Stunning detached period family home located on this sought after wide tree lined road adjacent to Royal Greenwich Park. The spacious well planned and proportioned interior blends seamlessly the original period features and detail with the superb contemporary fittings. Laid out over three floors with Reception Hall, Two Main Living Rooms, Study, huge family Kitchen Dining Room with floor to ceiling glass wall and bifold doors to the garden. This interconnects to the second Living Room. Ground floor cloakroom. Huge double basement with wine store and dry cellars. Master suite of Bedroom Dressing Room and Bathroom – Five Further Bedrooms and two Bathrooms. Utility Room. Lovely secluded landscaped rear and front gardens.

KERSHAW'S



Tiled pathway leads through the front garden to the entrance door with stained glass inset opening onto a lovely light and spacious Entrance Hall.

Entrance Hall

Period style radiator, ceiling cornice and skirtings and centre ceiling rose. Original period staircase to upper floors. Stripped and waxed floorboards.

Reception Room One

Wide angled sash bay window to front with original working box shutters, high ceiling with decorative double cornice, high picture rail and skirtings. Working open fireplace, cast iron inset and high mantle with custom built units set either side, giving bookcases and storage cupboard, stripped and wax floorboards, period style radiator, wired for Sonos.

Reception Room Two

Set at the rear of the house with floor to ceiling windows and door opening onto the terrace and garden beyond, having working shutters. Marble open fireplace with cast iron inset and gas real flame coal fire. High ceiling with decorative double cornice, high picture rail and skirtings, stripped and waxed floorboards. Two wall mounted radiators. Range of custom built high bookcases, display units and storage cupboards. Wired for Sonos and surround sound.

Double doors opening into the Kitchen / Dining Room

Kitchen/ Dining Room

Custom built hand painted solid wood kitchen, comprising ample full height storage cupboards, base units, drawer units, large central island providing a breakfast bar and storage, inset sink unit with boiling water Arc mixer tap as part of the central island, floor to ceiling bi-fold doors opening out onto the garden with additional glass side wall flooding the room with light and bringing the garden into the house. Twin sash windows to the side, range cooker, stainless steel canopy, integrated dishwasher, tiled floor, underfloor heating, low voltage ceiling lights, large wall mounted radiator, wired for Sonos. Additional door to hallway.

Door leading to the outer lobby.

Outer lobby gives access out to the side of the house. Door down to BASEMENT

Laid out into two separate rooms with masses of extremely dry storage. Wine store and one room housing twin boilers for the gas central heating and hot water plus large hot water cylinder.

Study

Set at the front of the house with sash window having original working box shutter. Period fireplace surround. Ceiling cornice picture rail and skirtings. Stripped and waxed wood floorboards. Radiator. Custom built desk unit bookcase and cupboards.

Ground Floor Cloakroom

Wall mounted W.C., wall mounted wash hand basin, extractor fan, heated towel rail/radiator.

First Floor Landing

Sash window on the mezzanine giving lots of light into the spacious wide landing . Two built in linen cupboards and custom built bookcase with base storage unit, radiator.

Main Bedroom Suite

Wide angled sash bay window to the front with replaced timber sealed double glazed windows, high ceilings, ceiling cornice, high picture rail, skirtings, two centre rose mouldings, two traditional radiators, range of floor to ceiling custom built wardrobes with top storage cupboards. Concealed air conditioning unit fitted, double doors opening into:

Dressing Room

Custom built with floor to ceiling hanging rails, shelving and drawer units. Fitted window seat under relaxed timber sash double glazed window with American shutters, hidden integrated safe.

En-suite Bathroom

Double ended bath with mixer taps and hand shower. CP Hart twin wash hand basins within vanity unit, storage cupboards under. Very large walk in shower cubicle with perspex screen having both a fixed overhead rain shower and separate hand shower, marble fitted seat, low flush W.C. Stone tiled flooring, underfloor heating.

Bedroom Two

Currently used as home office/gym. Large timber sealed double glazed sash window to the rear overlooking the garden. Period style radiator, concealed air conditioning unit, stripped and polished floorboards. Floor to ceiling custom built storage units, recessed shelving. High ceiling with cornice, high picture rails, skirtings and ceiling rose. Wired for Sonos.

Bedroom Three

Floor to ceiling windows and French doors opening onto Juliette balcony in new timber units with sealed double glazing. Two wall mounted radiators.

Family Bathroom

Duravit Suite in white with chrome fittings, comprising wide and deep double ended bath, mixer tap and separate hand shower. Large Walk-in fully tiled shower cubicle with rain head and hand showers and perspex screen. Wall mounted W.C. Sash window to the side, low voltage ceiling lights, ceramic tiled floor, wall mounted heated towel rail, separate radiator, underfloor heating.

Top Floor Landing

Cathedral Style sash window to the side. Loft access with an extending ladder, entryphone, radiator.

Loft

Fully insulated and boarded.

Bedroom Four

Sash window to the front. Extensive range of custom built wardrobes, small period fireplace, radiator, low voltage ceiling lights.

Bedroom Five

Sash window to the rear overlooking the garden, range of custom built fitted wardrobes, period fireplace, low voltage ceiling lights, radiator.

Bedroom Six

Double aspect room with triple velux roof lights to the rear, sash window to the side, range of custom built fitted wardrobes, storage cupboard and desk unit, radiator.

Bathroom Three

Lovely large bathroom with floor mounted double ended bath with floor mounted mixer tap and hand shower. Wide wash hand basin set into a vanity unit, very large walk in fully tiled shower cubicle with rain shower and separate hand shower, small period fireplace, radiator, wall mounted heated towel rail, low voltage ceiling lights, sash window to the side, Karndean flooring, underfloor heating.

Utility Room

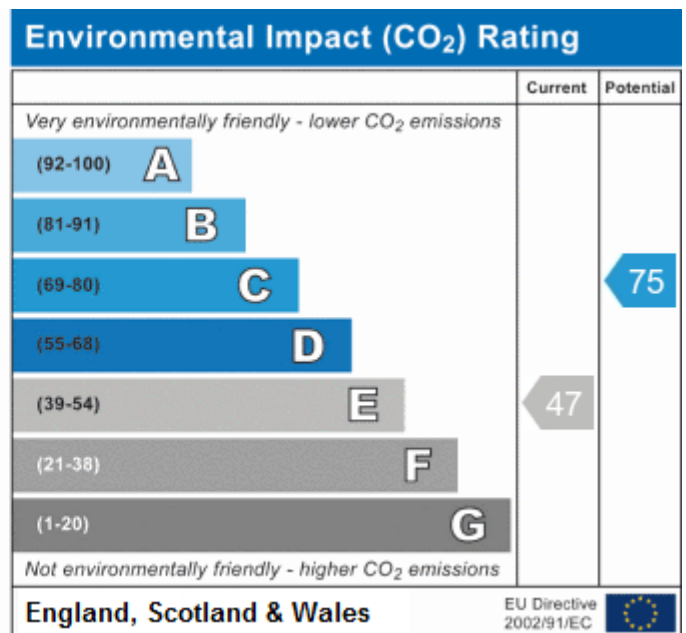
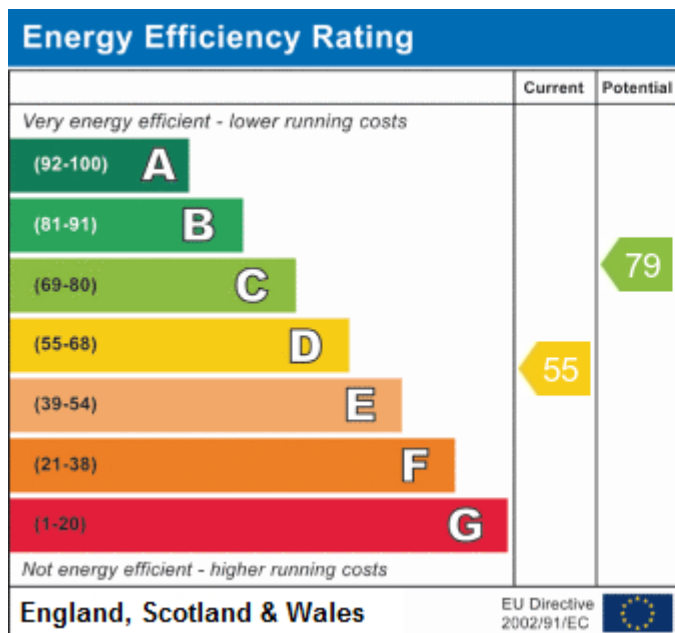
Plumbed for a washing machine and tumble dryer, linen cupboard, stainless steel sink unit with mixer tap, built in base and drawer units, radiator, roof light to the front, Karndean flooring.

Exterior To The Rear

Lovely deep and wide fully landscaped garden with central lawn and curved terrace and brick paved path leading to the rear of the garden with a further large paved terrace used as an outside gym. Wood store. Lots of raised beds planted with shrubs and flowers. Mature trees and further shrubs. Pedestrian side access. Attached large garden store.

Front Garden

Landscaped front garden with a lovely Acer and densely planted with rose bushes, Gated side access on one side, the other side is a large garden store.



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. VIEWING STRICTLY THROUGH KERSHAW'S ON 02082972922

KERSHAW'S



Approximate Area = 301.9 sq m / 3250 sq ft
 Basement = 29.7 sq m / 320 sq ft
 Outbuilding = 8.4 sq m / 90 sq ft
 Total = 340 sq m / 3660 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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