



Inchmery Road, SE6

Guide Price £1,000,000



Positioned in the heart of the Culverley Green Conservation area, is this wonderful example of a grand, semi-detached Edwardian villa. The house comes to market for the first time in 23 years, and has an abundance of period character with wonderful proportions and natural light, spread across in excess of 2,000 square feet.

The house benefits from a picturesque front garden with ample off-street parking and side access into the rear garden. There's a practical and bright front porch accessed via French doors and beautiful original stained glass adorns the front door and its surrounding panels.

This beautiful home has been very well looked after over the years, with natural and sensitive interiors, allowing the volume and character of the house to speak for itself. Upon entering, the original staircase and balustrade have been retained, as have the ceiling mouldings which highlight the volume of the internal spaces. Engineered Oak flooring spans most of the ground floor, and there are feature fireplaces in both the first and second reception rooms.

The front reception room measures 4.8m x 4.8m and is flooded with light by the large, angled bay window. At the end of the entrance hall, there is a generous office with built-in shelving and an internal window, allowing light to pass freely through this space both from and into the extended kitchen/dining room.

The second reception room opens-up with the extended dining room and the kitchen is semi-open plan with this space, making for the perfect sociable family room/hosting space. In addition to this, there is a designated utility room to the rear of the ground floor. The apex roof structure of the extension, and its four generous velux windows flood this entire space with light, and bifold doors to the rear accentuate this and form a seamless relationship with the outdoors.





The garden is exceptional, and measures an impressive 137 x 27 feet. Due to the positioning of the house on the block, it is one of the very largest gardens locally.

The aspect to the rear is South-Easterly with the entire length of the garden on the right-hand side facing the South/West, making for the maximum amount of sunshine daily.

- Four-bedroom semi-detached Edwardian villa
- Two/three reception rooms
- Extended kitchen/dining/family room
- Designated utility room
- 137' South-East facing garden
- Excellent natural light throughout
- Original period character
- Off street parking
- Good local schools



Upstairs there are four bedrooms and two bathrooms with plenty of built-in storage, including lots useful eaves storage on the upper level in the converted loft space. The master bedroom is a generous 4.92 x 4.51, with an attractive feature fireplace and built-in wardrobes flanking the chimney breast. There's excellent light from the large bay window. The second bedroom to the rear of the house overlooks the garden with more built-in storage and this is another bright space with two large windows.

The third bedroom on the first floor is currently set-up as an office, but would also work perfectly as a nursery or flexi-use space. As smaller bedrooms go, it's actually not very small, and is in fact large enough to fit bunk beds, a sofa bed, or even a double bed, depending on the incoming purchasers needs.

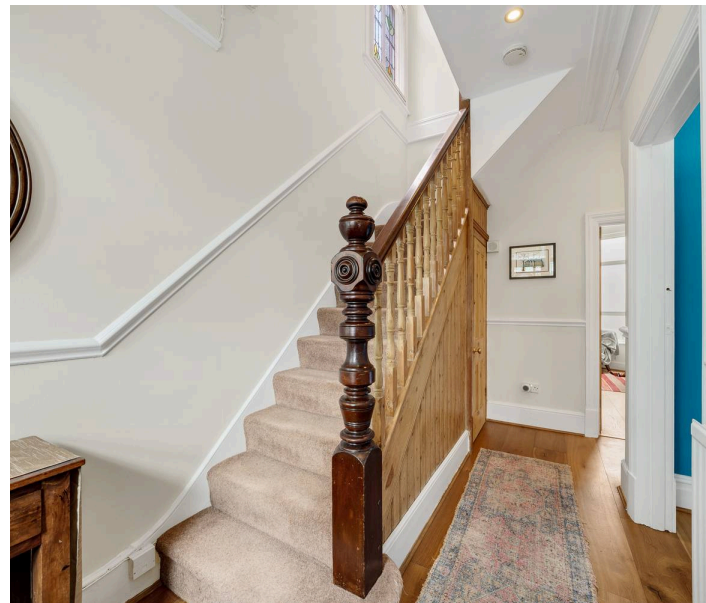


The bathroom on the first floor is finished with metro tiles and a sliding glass partition gives way to a large walk-in shower. On the top floor, in the loft conversion, is another good-sized double bedroom with an ensuite bathroom with a bath and over-head shower. Plenty of extra storage is easily accessed via the loft into the surrounding eaves.

The house is well connected, with four stations within walking distance and plenty of useful bus routes. London Bridge is just 14 minutes from Catford Bridge Station, and Waterloo is 19 minutes. Catford station connects with Blackfriars and the City in just 24 minutes.

There are lots of good primary and secondary schools locally, and local green spaces include Mountsfield Park, Forster Memorial Park, Beckenham Place Park and Blackheath.

Catford and Lewisham are bustling with ever evolving amenity offering, with many independent businesses including the award-winning monthly Catford Food Market. Exciting plans for the new Goldsmith University branch within the old town hall building will no doubt serve to reinforce the areas creative and cultural appeal.



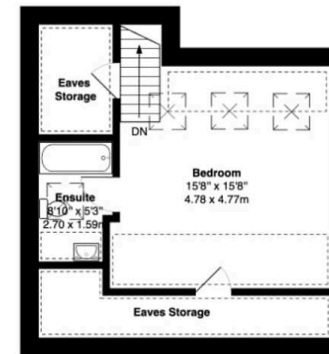
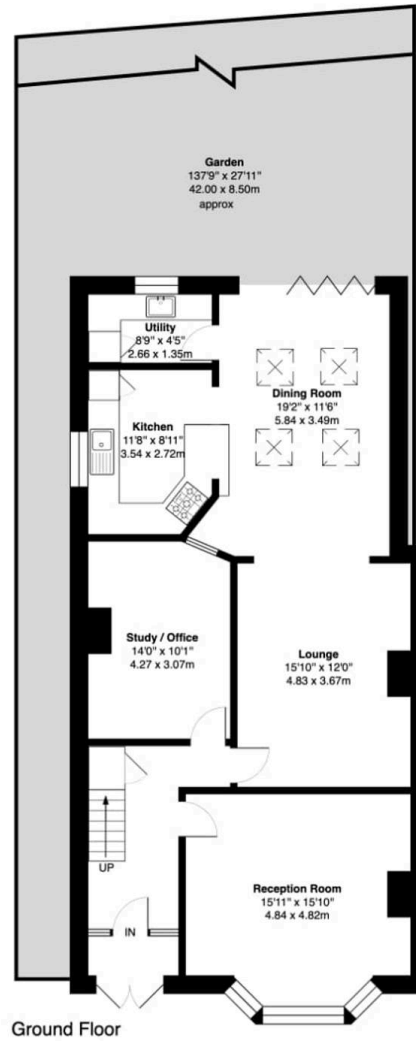
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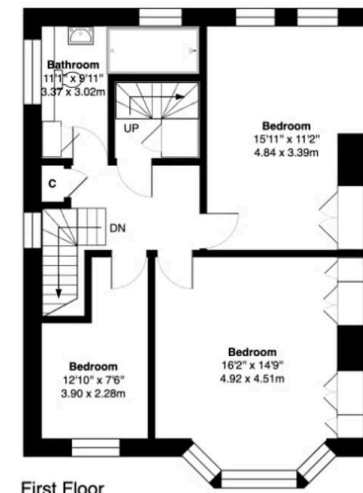
Approximate Gross Internal Area = 2056 sq ft / 191.0 sq m

Eaves storages Area = 141 sq ft / 13.1 sq m

Total Area = 2186 sq ft / 203 sq m



Second Floor



First Floor







Properly

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