

Kidbrooke Park Road, Blackheath, London, SE3

4 2 2

OIEO £1,200,000 *Freehold*

A superb and substantially extended semi-detached family home, offered off-market and chain free. This impressive house has been refurbished and finished to an exceptional standard throughout, now further enhanced by a recently completed loft conversion and a very large garden room/gym at the end of the garden.

KEY FEATURES

- substantially extended family home
- impressive open-plan kitchen/reception space
- superb 90ft landscaped rear garden
- garage and large garden room/gym
- beautifully finished
- just 650 metres from Kidbrooke station





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The ground floor offers beautifully balanced living and entertaining space, with a stylish front dining room featuring oak flooring, a bay window, dimmable lighting and a feature inset fireplace. The kitchen sits centrally within the house and has been finished in an elegant Shaker style, with a substantial centre island, Corian work surfaces, soft-close cabinetry and high-quality integrated appliances, creating a wonderful space for family life and informal entertaining.



To the rear is the standout living space: an impressive open-plan reception room with dramatic roof glazing, a London stock brick feature wall and full-width concertina doors opening directly onto the garden. The room is flooded with natural light and creates a superb connection between the house and outside space, ideal for entertaining, relaxing and modern family living. The ground floor also includes a cloakroom, useful understairs storage and a sizeable utility room.

The first floor provides three well-proportioned bedrooms and a beautifully appointed family bathroom, complete with Burlington fittings, a freestanding roll-top bath, rain shower, vanity unit and marble-effect porcelain tiling. The newly added loft conversion provides an excellent further bedroom suite, with pitched ceiling height, en suite shower room and valuable storage, adding both scale and flexibility to the accommodation.

Externally, the property continues to impress. To the front there is off-street parking, while to the rear is a superb landscaped garden of approximately 90ft, arranged with a large decked terrace, lawned area, detached garage and an excellent recently added garden room/gym. This creates a brilliant additional space for fitness, working from home, hobbies or entertaining, further enhancing the versatility of the house.



This is a rare opportunity to secure a beautifully finished and significantly improved family home in one of SE3's most desirable roads, offering excellent living space, a superb garden, off-street parking, garage, garden room/gym and chain-free sale. Early viewing is strongly recommended.

Kidbrooke Park Road is a popular road and the house is located just 650 metres from the newly rebuilt Kidbrooke mainline station, with journeys of approximately 17 minutes to London Bridge and services also running to Charing Cross, Victoria and Cannon Street. There is also easy access to bus routes which connect with North Greenwich for the Jubilee line. The property is 350 metres from the new and prestigious Kidbrooke Village and around 0.75 miles from Blackheath Village (just one stop by train), with its array of boutique shops, bars, restaurants and farmers' market. The area is also particularly appealing for families, with a broad choice of well-regarded state and independent schools nearby, including the Ofsted "outstanding" Wingfield Primary School, Brooklands Primary School, Kidbrooke Park Primary School, Blackheath Prep, Blackheath High School, The John Roan School, Eltham Hill School, Thomas Tallis School and Leigh Academy Blackheath, with Eltham College and other respected south east London schools also within easy reach. There are many parks and green open spaces to enjoy, including Hornfair Park, home to Charlton Lido, café, tennis courts and BMX track, as well as Charlton House, Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: tbc
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal: Yes

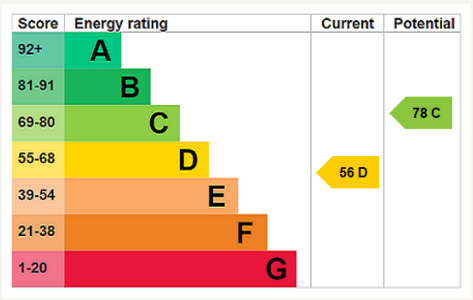
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



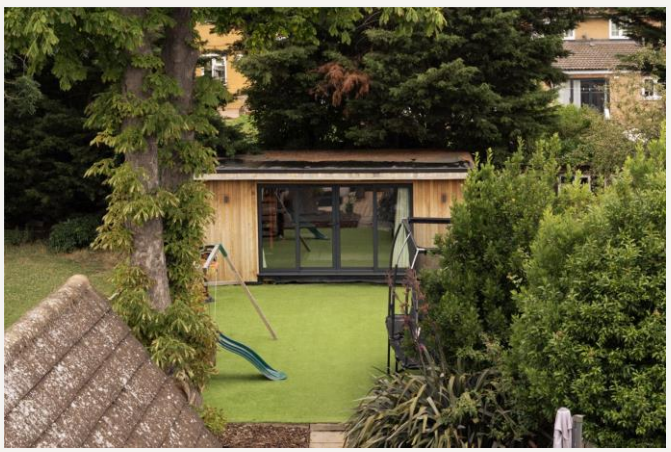






For more information, scan the QR code or visit the link below

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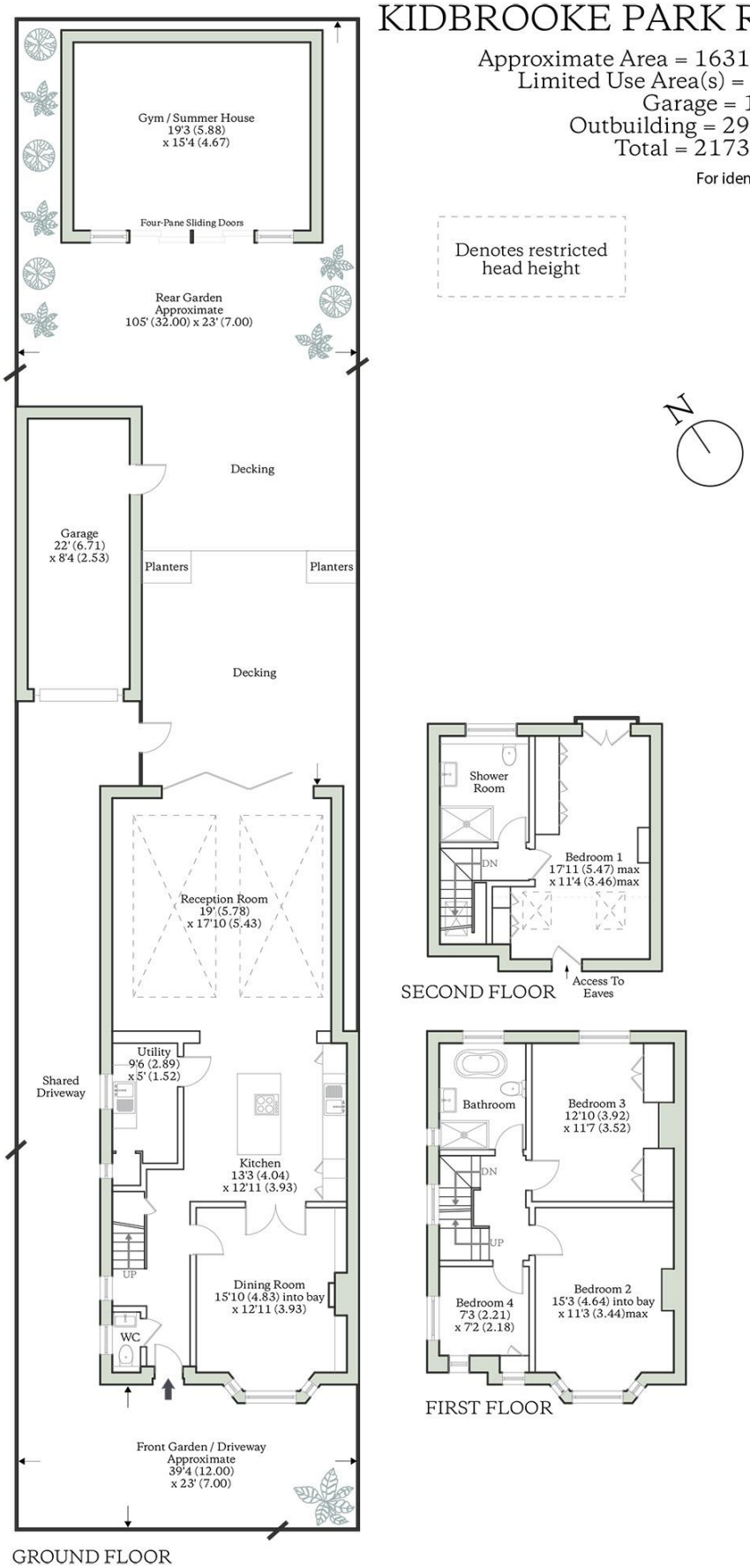


Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

KIDBROOKE PARK ROAD, SE3

Approximate Area = 1631 sq ft / 151.5 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Garage = 183 sq ft / 17 sq m
Outbuilding = 296 sq ft / 27.4 sq m
Total = 2173 sq ft / 201.8 sq m

For identification only - Not to scale



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