



KIDBROOKE GROVE, BLACKHEATH, LONDON, SE3 0LQ
£1,750,000 FREEHOLD

AN IMPRESSIVE FOUR DOUBLE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, SEMI-DETACHED FAMILY HOME WITH A DOUBLE STOREY REAR EXTENSION, STUDY, HUGE LOFT, GARAGE AND A SUPERB 110FT GARDEN. LOCATED WITHIN A PRESTIGIOUS TREE LINED CUL-DE-SAC VERY CLOSE TO BLACKHEATH VILLAGE AND SOLD CHAIN FREE.

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DESCRIPTION:

The current owner has lived in this wonderful home for the past 35 years. Although the property has been well maintained it would benefit from modernisation and is perfect for a new family to put their own stamp on. Features include; double glazed windows and gas fired central heating.

The accommodation comprises; a large reception hall with seating area, a large dual aspect front reception room, dining room, kitchen breakfast room and a downstairs WC. Upstairs is a huge master bedroom to the front with built in dressing table and wardrobes, bay window with views over tennis courts and a large ensuite bathroom with corner bath and double walk in shower. There is a second large double bedroom with wash basin, two further dual aspect double bedrooms at the rear, a study/cot room, family bathroom and separate WC. The house further benefits from a huge loft room with a very high pitch and in our opinion could be converted to form a very large third floor (STPP). To the rear is a superb 110ft landscaped garden with patio, extensive lawn, flower beds and shed. There is side access, a good sized garage and off street parking for three cars to the front drive.

This is a fantastic family home with great potential for further enhancement and extensions (STPP) and viewing is strongly advised. Video tour can be seen at winkworth.co.uk.

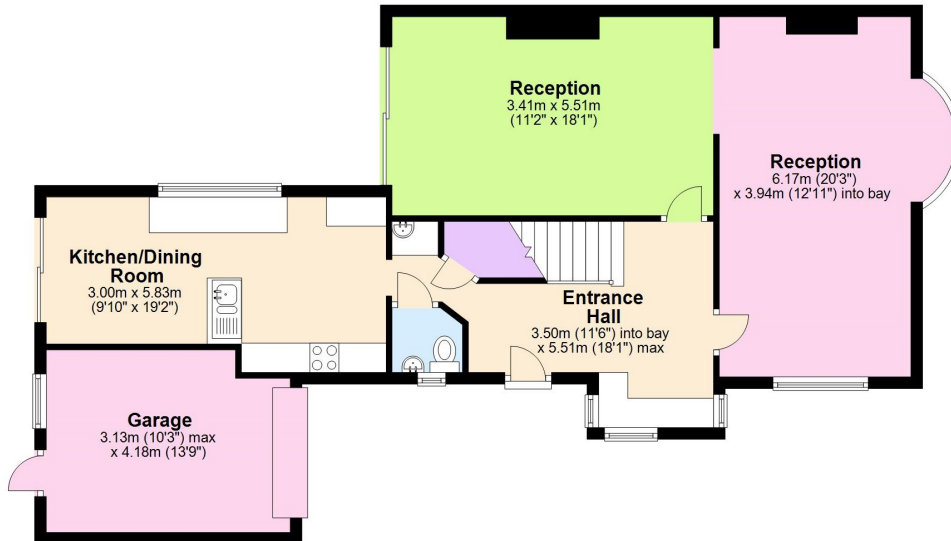
Kidbrooke Grove is an outstanding quiet cul-de-sac located just off the heath and is very convenient for transport links with Blackheath Station, 0.6 miles, Greenwich and North Greenwich, 1.9 miles. Blackheath Common, (0.3 miles), and Greenwich Park, (0.65miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.6 miles. Close by are several sought-after schools including Blackheath Prep, Blackheath High School and the Pointer School.





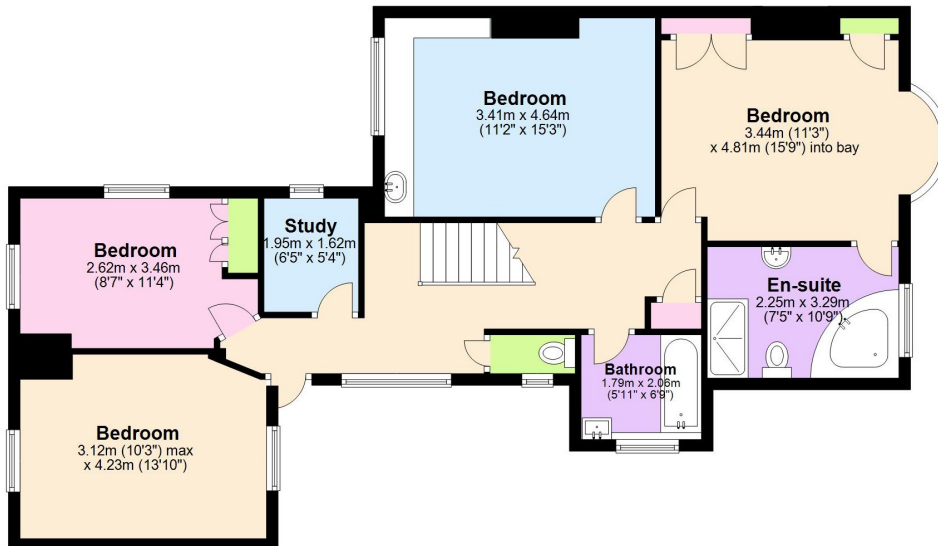
Ground Floor

Approx. 86.0 sq. metres (926.0 sq. feet)



First Floor

Approx. 86.9 sq. metres (935.6 sq. feet)



Total area: approx. 172.9 sq. metres (1861.5 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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