



AGENTS NOTE

John Payne as our agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.



GP £2,500,000 F/H



Elegant Five Bedroom Detached House

- Detached Family House
- Two Bathrooms
- Bright Rear reception Room
- Two Self Contained Properties
- Energy Efficiency Rating D (main house)
- Five Bedrooms
- Elegant Reception Hall
- Large Dining Room
- South Facing Garden



Kidbrooke Gardens Blackheath SE3

This is an elegant and substantial, five bedroom detached family house which provides generous family accommodation arranged over three floors. In addition to the main house the property also offers the benefit of two self contained properties that can either be integrated into the main house or let separately (both properties are completely self-contained with their own entrances).

Internally the property is very well presented and offers a wealth of original features throughout including period fireplaces, cornice work and leaded windows. On the ground floor there is a spacious and welcoming reception hall with a feature staircase with original balustrades. The generous dining room at the front of the house opens onto a well fitted kitchen whilst at the rear of the property there is a bright, South facing, formal reception room which overlooks the mature, well stocked garden and connects to an attractive conservatory. There is also a utility room/WC.

On the first floor there are two large double bedrooms and a well fitted family bathroom as well as a single bedroom (which could revert to an ensuite or dressing room). On the top floor there are two generous double bedrooms, a spacious, modern shower room and a store room/study. The annexe is a fully self contained property that is accessed from the rear garden as well as a path at the side of the main house. It offers a well fitted kitchen, a reception room on the first floor, a treble aspect glazed room on the top floor as well as a double bedroom and an ensuite shower. The studio annexe is also fully self-contained with its own entrance at the front. Outside at the rear there is a very well stocked, mature, 80 ft South facing garden with views towards Morden College. At the front there is hard standing off street parking for one car. Energy Efficiency Rating: Main House: D, Annexe: E, Flat A: E

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