



MYCENAE ROAD, BLACKHEATH, LONDON, SE3 7SF  
GUIDE PRICE £1,500,000-£1,595,000 FREEHOLD

SPANNING IN EXCESS OF 2,200 SQ.FT AND IN THIS SOUGHT AFTER LOCATION CLOSE TO WESTCOMBE PARK TRAIN STATION AND GREENWICH PARK. AN IMPRESSIVE AND RARELY AVAILABLE FIVE DOUBLE BEDROOM FOUR STOREY SEMI-DETACHED PERIOD HOME.

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## DESCRIPTION:

This beautiful Victorian property is in excellent decorative order with features including; feature fireplaces, high ceilings, parquet flooring, cornicing, double glazed sash windows and gas fired central heating.

The accommodation is arranged over four floors and comprises to the hall floor; a 15'9 x 14'1 front reception room, 12'3 x 12'3 rear reception room and a large kitchen diner with handmade wooden Neptune kitchen, Rangemaster oven, wine fridge and underfloor heating. There is a downstairs WC and the basement provides a large utility room and two store rooms. The first floor offers a large master bedroom with ensuite shower room, two further double bedrooms and an attractive modern family bathroom. On the top floor are two further double bedrooms and plenty of eaves storage. The current owner has run pipework upstairs with the potential of creating an additional bathroom. To the rear of the property is 52ft garden with deck, lawn and shed.

This is a wonderful family home and your immediate viewing is essential. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is convenient for Blackheath Standard with good local shops and daily conveniences. The popular open spaces of Greenwich Park, Blackheath Common and Greenwich Pleasance are all within a short walk. Transport links are also within easy reach, with Westcombe Park railway station providing regular services into London Bridge and Cannon Street as well as the new Thames Link service. With regular buses down to the O2 and Jubilee line into central London from North Greenwich. The Ofsted outstanding Halstow, Sherrington and Invicta primary schools are all close by.

## AT A GLANCE

- large family home
- five bedrooms
- two reception rooms
- two bathrooms
- semi-detached
- over 2,200 sq.ft
- very close to station
- close to "Outstanding" schools
- chain free

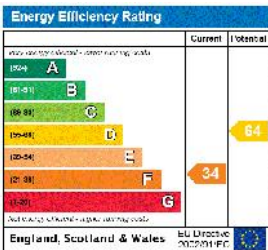






Total area: approx. 206.1 sq. metres (2218.6 sq. feet)

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.



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