





Property Summary

Large extended 1930's built semi-detached house in an attractive cul-de-sac. 2578 SQ FT | 239 SQM. Self contained Annexe on the top floor with living room open plan bedroom and kitchen with ensuite. 5 Bedrooms. 3 Bathrooms . 3 Kitchens. 2/3 Reception rooms. Study. Conservatory. Solid outbuilding - with office potential. Parking. Good sized plot. Did we mention a great road near to Hither Green? #AskBeaumont

Property Features

- Self Contained annexe
- 5 Bedrooms
- 3 Kitchens
- 3 Bathrooms
- 2/3 Reception Rooms
- 2578 SQ FT | 239 SQM
- Large 1930's extended house
- Solid outbuilding with office potential
- Cul-de-sac
- Quiet residential road, nr Hither Green



DESCRIPTION

College Park Close is a cul-de-sac that even many local people have not yet discovered. Tucked away between Hither Green and Lewisham, it is a residential, leafy, wide, no-through-road. This is an extended 1930's built semi-detached house. The house has been extended to the side and rear and a loft conversion completes the house with a self contained annexe. At the end of the garden there is a large sold building, which is currently arranged as a garden room and a shed, but it could be re-purposed as you desire, as lots of people are looking for home offices. The total floorspace is an enormous 2578 SQ FT | 239 SQM which includes the garden room. The house itself is a mighty: Self contained Annexe on the top floor with living room open plan bedroom and kitchen with ensuite. There are 5 Bedrooms. 3 Bathrooms . 3 Kitchens. 2/3 Reception rooms. Study. Conservatory. There is parking for 2+ cars and the house sits on a good sized plot. The cul-de-sac is very quiet and sits between Hither Green and Lewisham, people in this road tend to stay for years



DISCLAIMER:

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ENTRANCE PORCH

ENTRANCE HALL

9' 1" x 7' 4" (2.77m x 2.24m)

INNER HALL

12' 9" x 7' 7" (3.89m x 2.31m)

LIVING ROOM

15' 4" x 13' 2" (4.67m x 4.01m)

DINING ROOM

13' 7" x 13' (4.14m x 3.96m)

CONSERVATORY

10' 10" x 7' 10" (3.3m x 2.39m)

KITCHEN/BREAKFAST ROOM

17' 6" x 12' 11" (5.33m x 3.94m)

STUDY/BEDROOM 5

15' 3" x 8' (4.65m x 2.44m)

DOWNSTAIRS BATHROOM

7' 5" x 4' 6" (2.26m x 1.37m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM FOUR

15' 3" x 8' 1" (4.65m x 2.46m)

MAIN BATHROOM

13' 10" x 7' 6" (4.22m x 2.29m)

BEDROOM ONE

15' 8" x 13' 3" (4.78m x 4.04m)

BEDROOM TWO

13' 6" x 11' 8" (4.11m x 3.56m)

BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m)

KITCHEN TWO

10' 3" x 7' 4" (3.12m x 2.24m)

STAIRS TO TOP FLOOR LANDING

ANNEXE

19' 1" x 16' (5.82m x 4.88m) Annexe. Comprising of an open plan, living room, bedroom and kitchen, with ensuite. Access is via the main house staircase.

ENSUITE TO ANNEXE

PLOT

Circa 115' x 33' (35.05m x 10.06m)

SOLID GARDEN BUILDING - GARDEN ROOM

16' x 8' 5" (4.88m x 2.57m)

SOLID GARDEN BUILDING - SHED

12' x 8' 5" (3.66m x 2.57m)

OUTSIDE TO THE FRONT

Off street parking for 2+ cars.

AGENTS NOTE

General property information

Council Tax: Lewisham Council Band E

EPC Rating: C

Floor Level: Ground, 1st and 2nd floors.

Sewerage: Mains drainage.

Heating Type: Central Heating.

Hot water: Central heating

Parking Information: Off street parking.

Tenure: Freehold

Utilities:

Electricity supply - TBC

Water supply- TBC

FLOOD RISK

- low risk of surface water flooding
- very low risk of flooding from rivers and the sea

For more information please visit: check-long-term-flood-risk.service.gov.uk/postcode

BROADBAND & MOBILE COVARAGE

For broadband and mobile phone coverage at the property please visit:

- Broadband: checker.ofcom.org.uk/en-gb/broadband-coverage
- Mobile: checker.ofcom.org.uk/en-gb/mobile-coverage

College Park Close

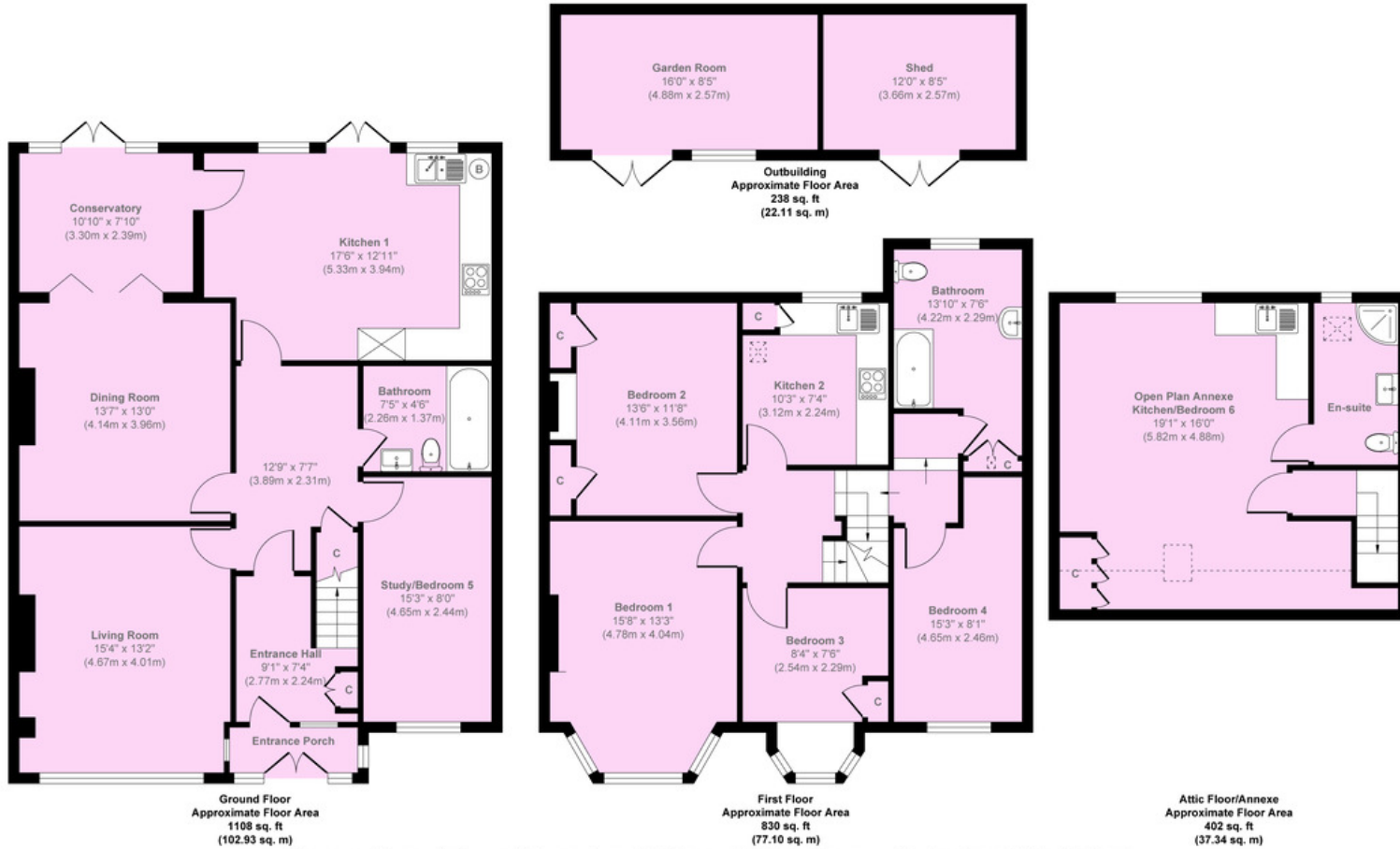


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		