



**Winn Road, London**

Guide Price £800,000



## Property Summary

Propertyworld is proud to offer this beautiful THREE DOUBLE bedroom, CHAIN FREE, detached 1920s house. This property has been a much loved home and is listed for the first time in 50 years. The house is spacious with beautifully proportioned accommodation throughout, an obvious scope to extend, large loft, OFF STREET PARKING, integral GARAGE, pretty FRONT GARDEN and stunning 120ft REAR GARDEN.

Winn Road is a popular residential road of similar detached and semi-detached properties, close to shops, amenities, and a good choice of schools. It's quiet, with lots of green space close by and within easy access to the delights of both BLACKHEATH and GREENWICH.

Built in the "arts and crafts" vernacular style, this stunner is packed with period charm and period detail. Impressive original features abound inc. crittall steel windows, decorative beams, fireplaces in the lounge and dining room & stunning original radiators. The accommodation details include: you approach "The Cottage" along the driveway (for 2 cars) and past the pretty and substantial front garden. You enter the house via small porch and step into a fabulous vestibule, filled with stunning original woodwork and a stained-glass window and beautiful 1920 steel radiator. The lounge is spacious with a double aspect, fitted carpet and gorgeous fireplace. To rear is a charming dining room with double patio doors leading to the elevated patio and opening into the modern and fitted kitchen to side. This includes a range of shaker style base and wall units, integrated oven and gas hob, tiled splashback and tiled floor plus a door which leads to the downstairs shower room and garage. On the first floor there are three DOUBLE bedrooms and a family bathroom with a three-piece suite. The rear garden is amazing - incredibly private, 120ft, mainly laid to lawn but with a huge array of mature plants and shrubs. The large garden "man" SHED / WORKSHOP is fitted with electricity.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Three bedroom house
- 1920s detached
- CHAIN FREE
- Freehold tenure
- Huge 120ft rear garden
- OFF STREET PARKING for 2 cars
- Integral GARAGE
- Scope for extension
- Family house
- Excellent order / excellent location

## Our Vendor Loves...

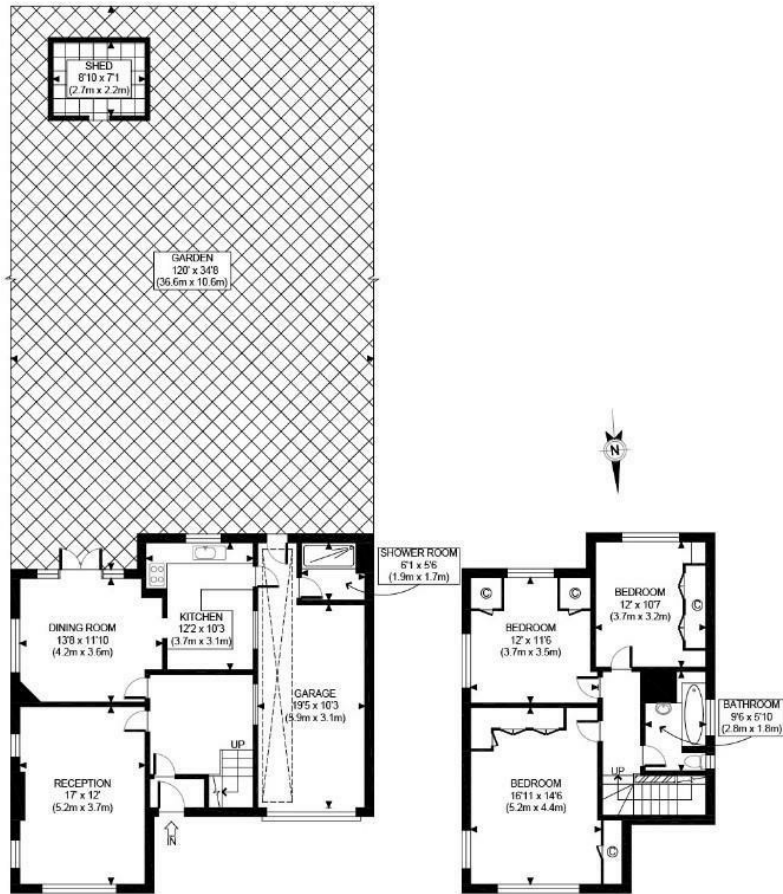
Our Vendor Loves....

"This has been our family home for nearly half a century. Over the years it has been carefully maintained and comfortably lived in, always providing a welcoming and practical place for family life. Our dad took great pride in preserving the character of the house and keeping it much as it was when he first bought it, while our mum enjoyed it as a place to bring people together, whether for family occasions or entertaining friends. The garden has been an important element of the property for many years, our parents devoted a great deal of time to maintaining and improving it, and it remains a standout feature of the house — an extremely generous space that brings plenty of natural light, openness and a sense of calm to the house throughout the seasons.

Now the time has come for the property to begin a new chapter with different owners. While it is difficult to say goodbye to a house that has been part of our family for so long, we know the next owners will find it an easy place to settle into and make their own home".





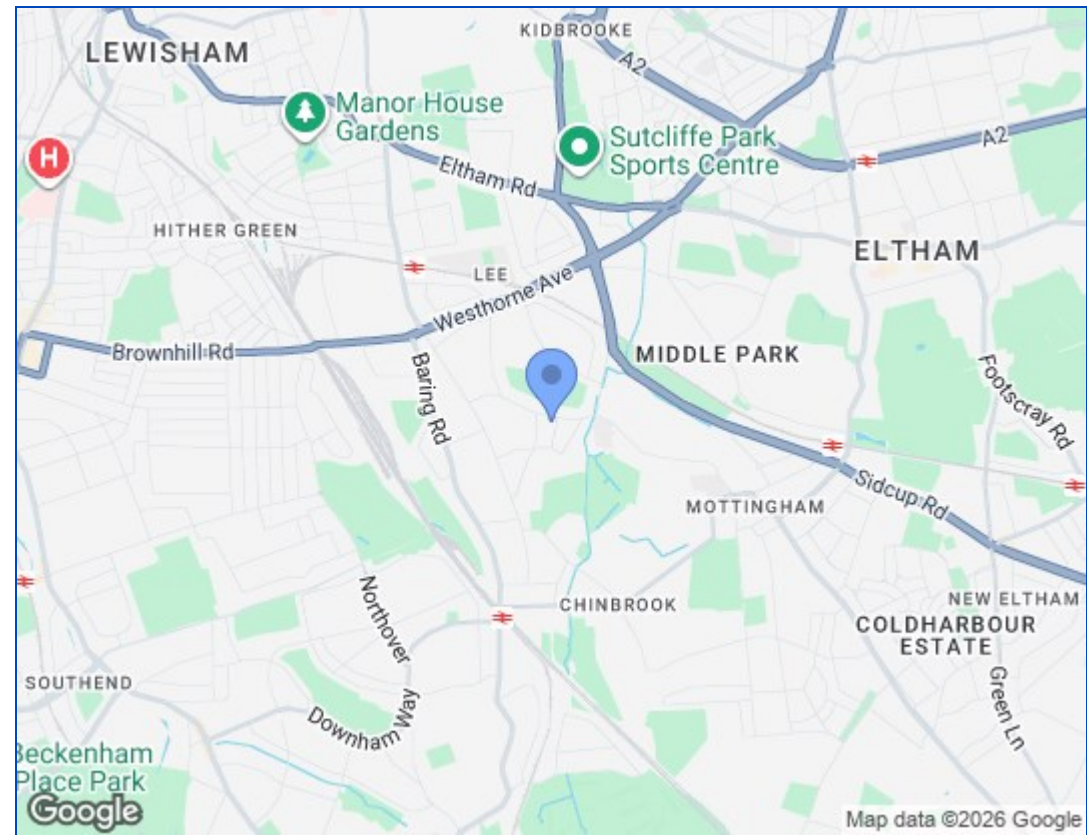


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 883 SQ FT  
FLOOR AREA WITHOUT GARAGE 612 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 640 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1523 SQ FT / 141 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1252 SQ FT / 116 SQM  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Winn Road  
1915108  
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

