



Westbrook Road, Blackheath, SE3 0NS

£ Freehold

Built in 1926, a substantial semi-detached house that has been greatly extended by a loft conversion and ground floor addition to the rear, to create a very spacious family home with a 110' long, south-facing garden.

The house is entered via an extremely generous entrance hall off which is; two good sized, original reception rooms, a cloakroom and a breakfast room. This in turn opens into the kitchen with south-facing windows and door to the rear garden. On the first floor are two good double bedrooms, two single bedrooms and a bathroom. There is one enormous bedroom and a second bathroom in the converted loft space above. At the far end of the long and secluded south-facing garden is a useful summer house, there is off-street parking on the brick paved front driveway, gas central heating and the windows are double glazed.

Westbrooke Road is a short residential turning off Kidbrooke Park Road, approximately half a mile from the eastern edge of the heath, Thomas Tallis school and Kidbrooke station. Blackheath village and Greenwich Park are also less than a mile away.

The Accommodation Comprises:

Entrance Hall, Three Reception Rooms, Kitchen, Five Bedrooms, Two Bathrooms, 110' Garden, Double Glazing, Gas Central Heating.

EPC: D Council Tax Band: E Greenwich



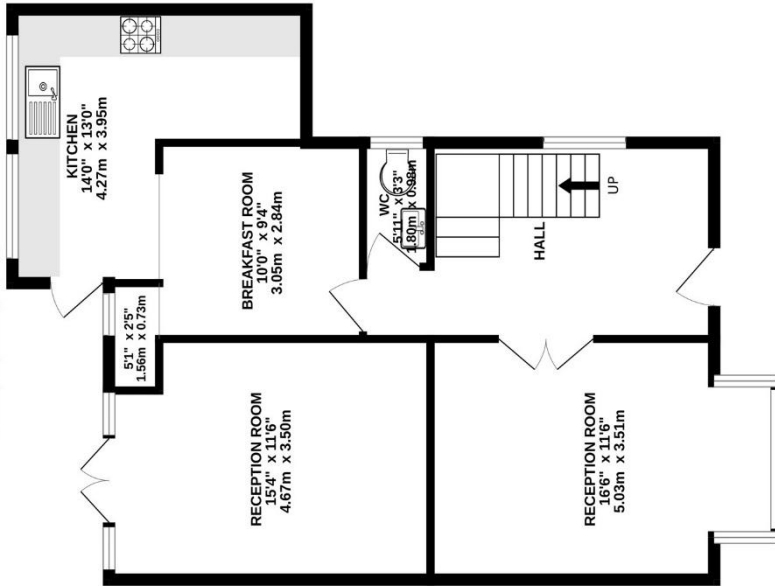




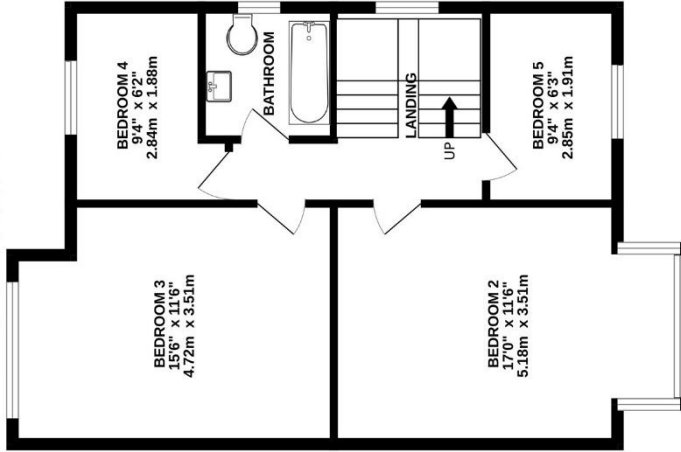
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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

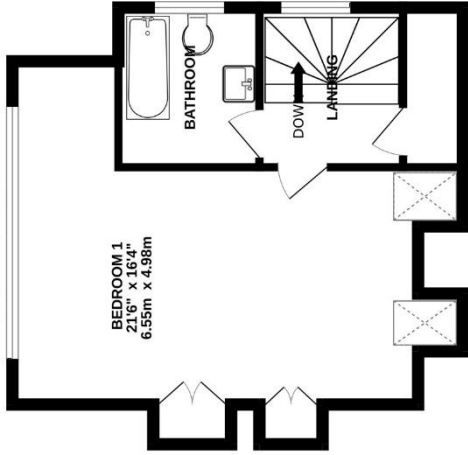
GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



ATTIC FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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