

Hamptons

INTERNATIONAL

Campshill Road, London, SE13

4  3  2 

GUIDE PRICE

£900,000

(£900,000)

Property details



Key features

- **Completely Turnkey**
- **3/4 Double Bedrooms**
- **Three Bathrooms**
- **Off-Street Parking**
- **Gated Entrance**
- **Underfloor Heating**
- **Bespoke Kitchen**
- **Energy Efficient**
- **Close to Green Space**
- **Chain Free**

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Description

A stunning, high-spec family home which has been meticulously extended and renovated to the highest standard. Featuring vast lateral living spaces, three generous double bedrooms, three bathrooms and a versatile home office behind a secure gated driveway. Perfectly positioned just moments from Ladywell Fields and the best of Hither Green. This home has undergone a total architectural transformation, completely reimagined via comprehensive ground-floor and first-storey extensions to the highest specification. The heart of the house is the breathtaking open-plan living space, designed for modern flow and effortless entertaining. At its centre lies a bespoke Puccini kitchen, blending sleek contemporary aesthetics with premium functionality. In addition to the open-plan hub, the ground floor features a separate living room, providing a cozy and private sanctuary for family evenings. The clever use of skylights in both the kitchen and living room ensures these spaces are flooded with natural light throughout the day. The accommodation is exceptionally versatile, featuring a large downstairs office that serves perfectly as a quiet workspace or a spacious fourth bedroom, supported by a convenient ground-floor shower room and WC. Upstairs, the property offers three very well-proportioned double bedrooms. The master suite provides a private retreat with its own luxury ensuite, complemented by an additional sophisticated family bathroom. The entire property has been upgraded with modern double-glazed windows, a new roof and is fully insulated with underfloor heating throughout, ensuring exceptional comfort and a remarkable energy efficiency rating of 80. A fully boarded loft space provides further storage. Set behind a secure gated entrance, the exterior matches the interior's high standards. A large private driveway offers off-street parking for multiple vehicles - a rarity for the area - with further potential for bike storage or a car charger. To the rear, the landscaped garden has been thoughtfully designed to include a generous lawn area and a patio. The property further benefits from being sold chain-free. Situation Hither Green is one of South-East London's most sought-after pockets, known for its friendly community atmosphere and "village" feel. The area is celebrated for its independent cafes, artisan bakeries (Ed the Baker is just moments away), and popular local pubs, such as The Station Hotel. Residents enjoy a perfect balance of suburban tranquillity and urban convenience, with a variety of local boutiques and essential amenities right on the doorstep. Transport links are exceptional, making it a prime location for commuters. Both Hither Green and Ladywell stations are just a short walk away, providing frequent and rapid services into London Bridge, Charing Cross, and Cannon Street. Lewisham station is also within easy reach, offering additional DLR connections to the City. Nature lovers are equally well-catered for, as the property sits moments from the sprawling 54 acres of Ladywell Fields, offering riverside walks, tennis courts, and track facilities, while the award-winning Mountsfield Park is also nearby. Property Ref Number: HAM-64799





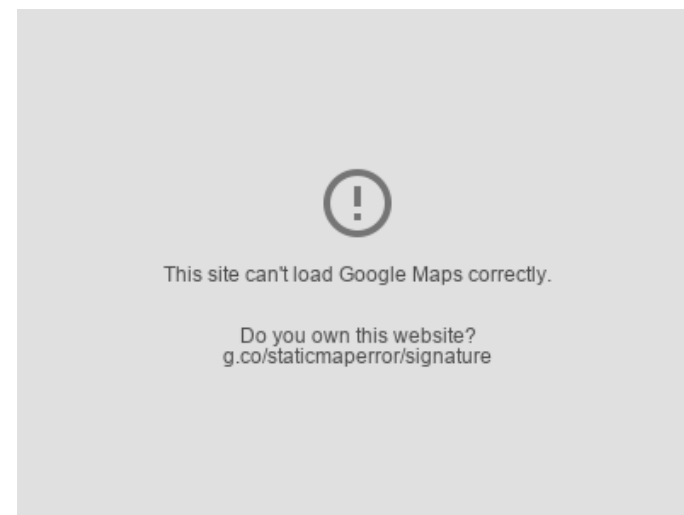
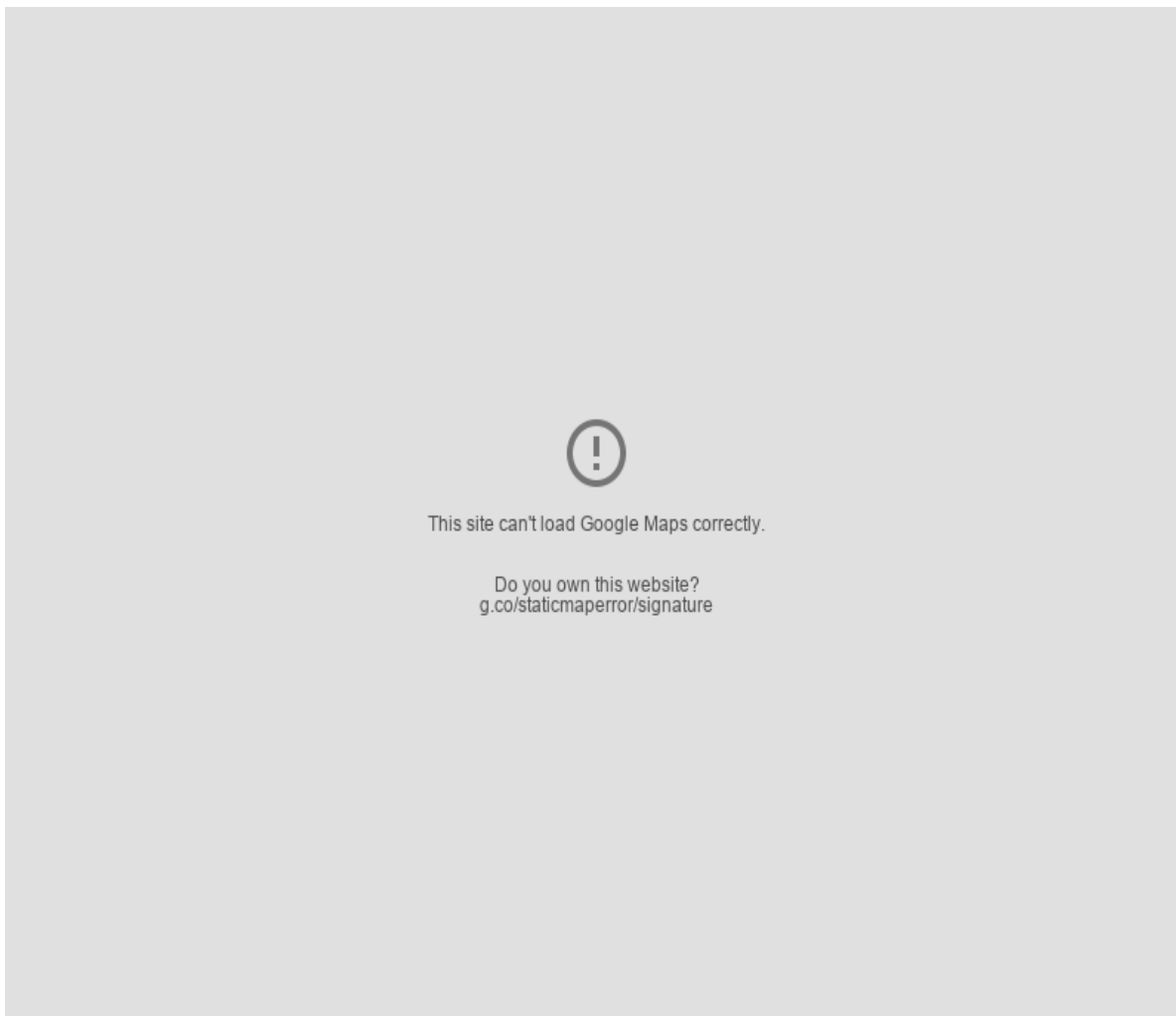




Floor plan



Location



Hamptons

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