



Effingham Road Lee SE12

Guide Price £900,000 Freehold

Bedrooms: 3 Receptions: 2 Bathrooms: 1

A beautiful larger style three double bedroom Victorian terraced house located within the desirable Lee Manor Conservation area, close to the outstanding Brindishe Lee primary school. Situated for Lee and Hither Green train stations and Manor House Gardens. Energy Efficiency Rating E.

John Payne

These details available online at johnpayne.com/P213402
Arrange a viewing on 020 8852 8633

 nTheMarket.com

A beautiful larger style three double bedroom Victorian terraced house located within the desirable Lee Manor conservation area, close to the outstanding Brindishe Lee primary school. This delightful family home benefits from two separate reception rooms, a modern kitchen/breakfast room and stripped wood flooring throughout the ground floor. Conveniently situated for Lee and Hither Green train stations, local shops and Manor House Gardens, Blackheath Village being within a mile radius. Energy Efficiency Rating E.

FRONT

Part glazed wood panelled front door leading to :-

ENTRANCE HALL

Stripped wood flooring, radiator, dado rail, under stairs storage cupboard, balustraded staircase to landing.

LOUNGE

15'10 x 13'3 Sash bay window to front, stripped wood flooring, radiator, period style cast iron coal effect living flame gas fire with slate hearth, picture rail, corniced ceiling.

DINING ROOM

13'0 x 12'4 French doors to rear leading to garden, stripped wood flooring, radiator, picture rail, coved ceiling, period style cast iron coal effect living flame gas fire with slate hearth, shelving to alcove.

KITCHEN

21'7 x 9'7 Windows to side and rear, glazed door to side leading to garden, stripped wood flooring, radiator, range of wall, base and drawer units with oak and granite work surfaces over, inset butler sink with mixer tap, Leisure Cook Master range style seven gas ring cooker to remain, integral slim line dishwasher, plumbing for washing machine, space for fridge freezer, built-in larder cupboard, original built-in wooden dresser, wall mounted combination boiler, inset spotlights, part tiled walls.

LANDING

Split level landing, fitted carpet, access to loft via retractable ladder, dado rail.

BEDROOM 1

18'2 x 13'0 Two sash windows to front, fitted carpet, radiator, built-in storage cupboard, picture rail, coved ceiling, door to :-

EN-SUITE

Sash window to front, ceramic tiled floor, shower cubicle with plumbed in shower, low level WC, pedestal wash basin, tiled walls, coved ceiling.

BEDROOM 2

12'10 x 12'4 Sash window to rear, fitted carpet, built-in storage cupboard, picture rail.

BEDROOM 3

15'7 into doorwell x 9'5 Sash window to rear, fitted carpet, radiator, picture rail, shelving.

BATHROOM

Spacious modern bathroom comprising tiled bath with mixer tap and shower attachment, wall mounted wash basin, low level WC,, part mosaic tiled walls, window to side, vinyl floor, radiator, inset downlights.

REAR GARDEN

Measuring approximately 68ft mainly laid to lawn with patio area, variety of shrubs and trees, wooden shed with power and light, water tap.

TOTAL APPROX FLOOR AREA

1413 sq.ft 131.2 sq.m

TENURE: FREEHOLD

Particulars of the title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

Local Authority

Lewisham London

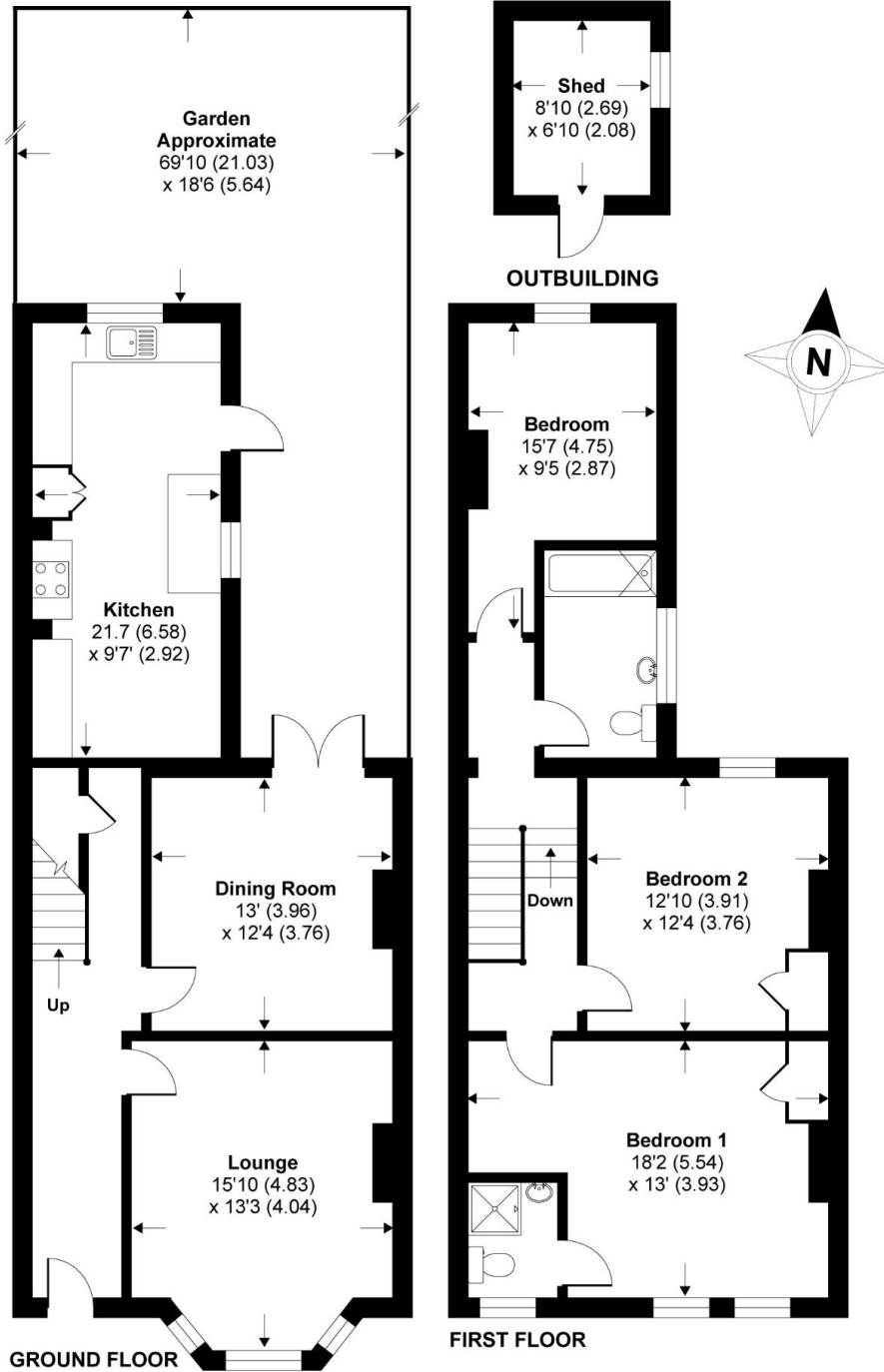
Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8852 8633
John Payne Estate Agents, 119 Burnt Ash Road, Lee, SE12 8RA
or email us on lee@johnpayne.com



Effingham Road, London, SE12

APPROX. GROSS INTERNAL FLOOR AREA 1413 SQ FT 131.2 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>76</p> <p>52</p>

EU Directive 2002/91/EC

England & Wales

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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