



Effingham Road Lee SE12

Price £950,000 Freehold

Bedrooms: 4 Receptions: 1 Bathrooms: 1

A stunning four bedroom Victorian end of terrace family home situated in this extremely popular residential road within Lee Manor conservation area. Chain Free. Energy Efficiency Rating E.

John Payne

These details available online at johnpayne.com/P209427
Arrange a viewing on 020 8852 8633

 onTheMarket.com

A stunning four bedroom Victorian end of terrace family home situated in this extremely popular residential road within Lee Manor conservation area.

This desirable property benefits from having had the loft converted, a south facing rear garden and boasts many period style features throughout.

Situated within easy reach of Brindishe Lee primary school, both Lee & Hither Green train stations, local shops and Manor House Gardens. Blackheath Village is also within a mile radius. Chain Free.

Energy Efficiency Rating E.

ENTRANCE

Wooden door to front, coving, understairs cupboard, dado rail, radiator and solid wood flooring.

RECEPTION ROOM/DINING ROOM

Bay sash windows to front, sash window to rear, coving, ceiling roses, feature fireplace with tile inserts, built in cupboard in alcoves, two radiators and solid wood flooring.

WC

Window to side, low level WC, hand wash basin, downlight, radiator, vinyl flooring and built in cupboard.

KITCHEN

Double glazed french doors to rear, Two double glazed windows to rear, window to side, range of wall and base units with solid wood work surfaces over, Neff gas hob with extractor over, Neff electric oven, integrated microwave, space for fridge freezer, space and plumbing for washing machine and dishwasher, stainless steel 1 1/2 bowl sink, downlights, tiled splash backs, cupboard housing Worcester boiler, radiator and vinyl flooring.

LANDING

Access to loft, dado rail, fitted carpet, stairs to second floor.

BEDROOM ONE

Three sash windows to front, coving, radiator and fitted carpet.

BEDROOM TWO

Sash window to rear, feature fireplace, radiator and fitted carpet.

BEDROOM THREE

Double glazed sash window to rear, radiator and fitted carpet.

BATHROOM

Obscure double glazed sash window to side, panel bath, double shower enclosure, hand wash basin, concealed cistern WC, downlights, part tiled walls, tiled flooring and towel rail.

LANDING

Double glazed sash windows to rear, cupboard and fitted carpet.

BEDROOM FOUR

Double glazed sash windows to rear, skylight to front, downlights, storage in eaves, radiator and fitted carpet.

GARDEN

Measuring approximately 69'. Decked patio area, mainly laid to lawn with tree and shrub borders, outside tap and power point.

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

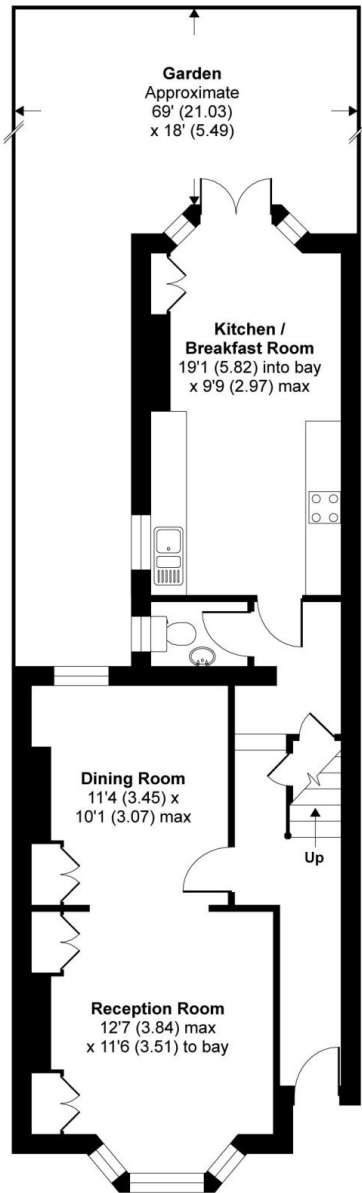


Effingham Road, London, SE12

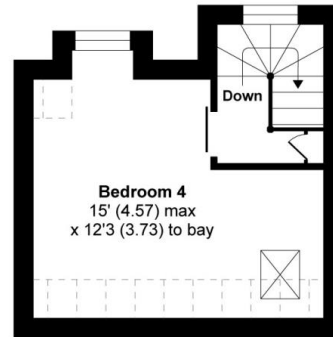
APPROX. GROSS INTERNAL FLOOR AREA 1361 SQ FT 126.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



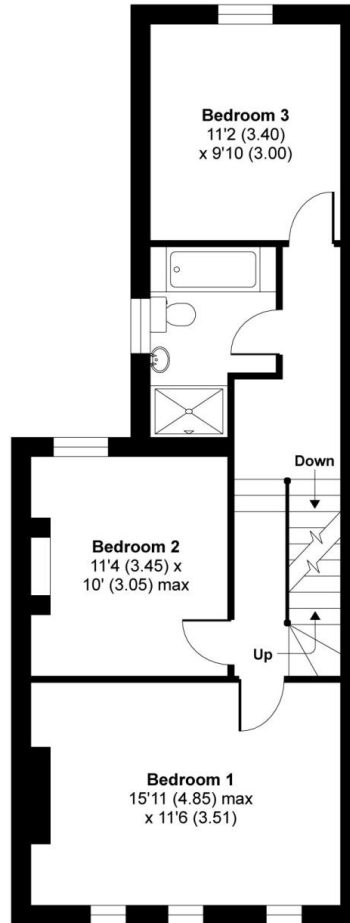
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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