



## Leyland Road Lee SE12

Guide Price £850,000 Freehold

Bedrooms: 3 Receptions: 2 Bathrooms: 1

Occupying a prime position on the desirable Leyland Road is this three bedroom 1930s link detached house. Offering scope for expansion subject to the necessary consents this would be an ideal family home. EER E

**John Payne**

These details available online at [johnpayne.com/P209309](http://johnpayne.com/P209309)  
Arrange a viewing on 020 8852 8633

 onTheMarket.com

Occupying a prime position on the desirable Leyland Road is this three bedroom 1930s link detached house. Offering scope for expansion subject to the necessary consents this would be an ideal family home. The house is currently arranged as a two reception, three bedroom family house with 85ft rear garden. Additional benefits include ample off street parking and an outbuilding in the garden currently used as a gym. The property is within easy reach of Lee mainline train station with links to the City, Colfe's school and local shops and within a mile radius of Blackheath Village. Energy Efficiency Rating E.

#### **ENTRANCE**

Wooden door to front, window to front, picture rail, radiator, understairs cupboard, laminate wood flooring, stairs to first floor.

#### **DINING ROOM**

Double glazed bay window to front, feature fireplace with Marble surround, coving, ceiling rose, picture rail, radiator, laminate wood flooring.

#### **RECEPTION ROOM**

Double glazed French doors to rear, feature fireplace with Marble surround, coving, ceiling rose, dado rail, radiator, laminate wood flooring.

#### **KITCHEN**

Double glazed door to rear, double glazed window to side, range of wall and base units with worksurfaces over, gas hob with extractor over, electric oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashbacks, 1 1/2 bowl sink and drainer, vinyl flooring.

#### **LANDING**

Double glazed window to side, access to loft, storage cupboard, picture rail, fitted carpet.

#### **BEDROOM 1**

Double glazed bay window to front, built in wardrobes, picture rail, radiator, laminate wood flooring.

#### **BEDROOM 2**

Double glazed window to rear, picture rail, radiator, fitted carpet.

#### **BEDROOM 3**

Double glazed window to front, dado rail, radiator, fitted carpet.

#### **BATHROOM**

Obscure double glazed window to rear, panel bath with shower attachment over, low level WC, pedestal hand wash basin, towel rail, tiled walls, tiled flooring.

#### **WC**

Obscure double glazed window to side, low level WC, hand wash basin, part tiled walls, vinyl flooring.

#### **GARAGE**

Glazed double doors to front, glazed door to garden, power and lighting.

#### **GARDEN**

Measuring approximately 85ft, paved patio area, mainly laid to lawn with tree and shrub borders.

#### **OUTBUILDING/GYM**

Glazed doors to front, power and lighting.

#### **VENDORS COMMENTS:**

" We have loved this family home for many years, a striking feature for me was the large window in the hallway letting in so much sunlight. The south facing garden has been great to maximise on those lazy summer days. The house has a lot of potential for further development and is set on a quiet road in a lovely part of Lee I am sure you will enjoy this house as much as we have."

#### **TOTAL APPROX FLOOR AREA**

1518 sq ft 141 sq m

#### **TENURE: FREEHOLD**

#### **Local Authority**

Lewisham London

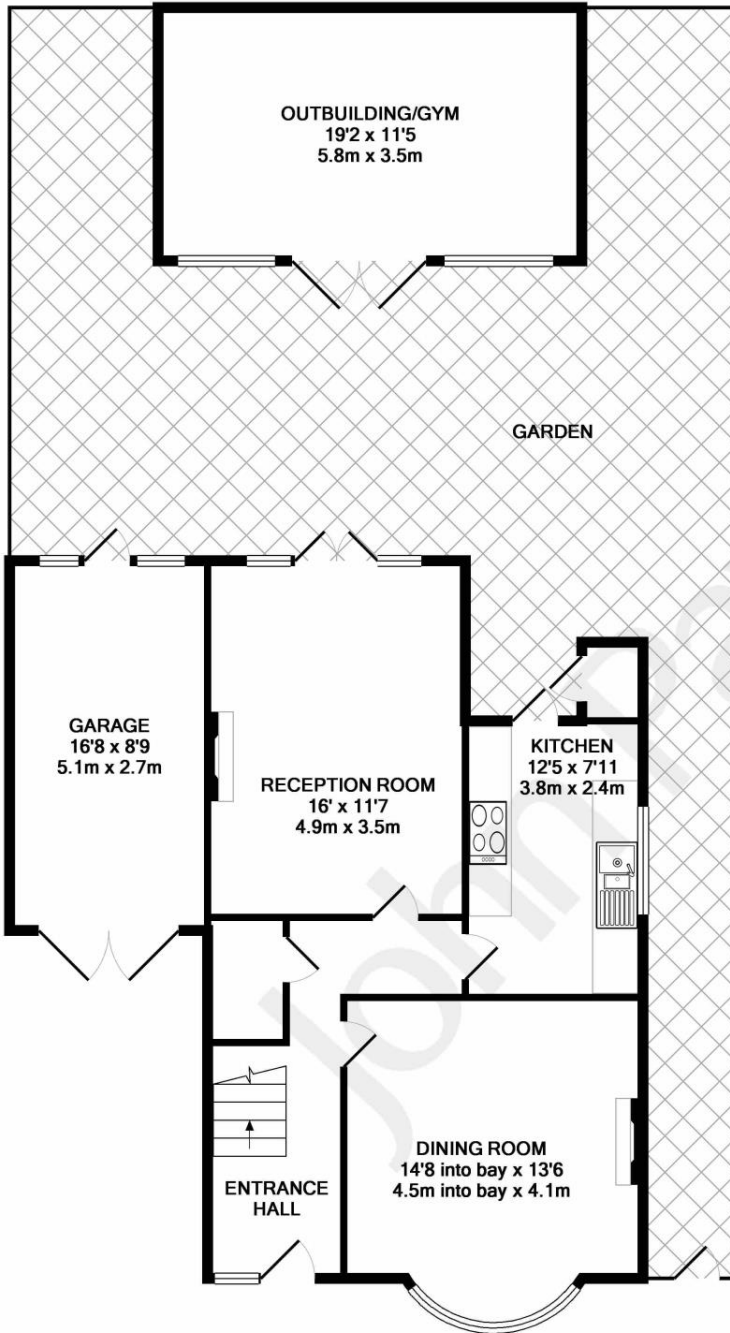
#### **Viewing Arrangements**

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](mailto:lee@johnpayne.com)

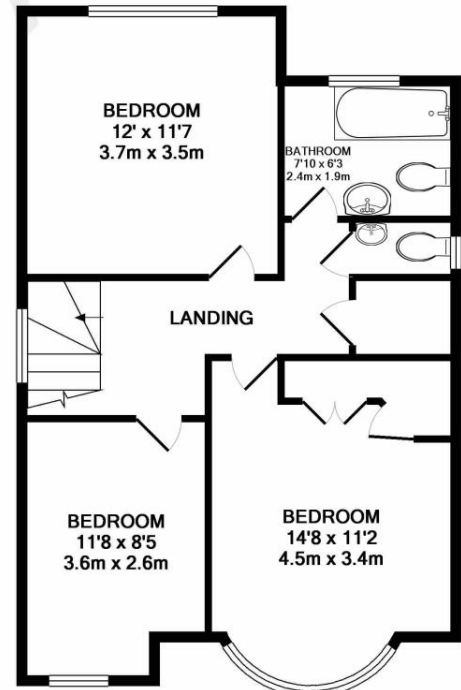








GROUND FLOOR  
APPROX. FLOOR  
AREA 966 SQ.FT.  
(89.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 552 SQ.FT.  
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)  
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### Energy Efficiency Rating

Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>79</b></p> <p><b>48</b></p>

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.

119 Burnt Ash Road, , SE12 8RA  
lee@johnpayne.com

johnpayne.com  
020 8852 8633