



Micheldever Road Lee SE12

Guide Price £1,500,000 Freehold

Bedrooms: 5 Receptions: 2 Bathrooms: 3

A stunning five bedroom French Mansard roof halls adjoining semi detached house located in one of the most popular roads in Lee Manor Conservation area. This beautifully presented house offers spacious living accommodation arranged over three floors and boasts many period features throughout. EER E

John Payne

These details available online johnpayne.com/P212484
at viewing on 020 8852 8633

 **onTheMarket.com**

A stunning five bedroom French Mansard roof halls adjoining semi-detached house located in one of the most popular roads in Lee Manor Conservation area. This beautifully presented house offers spacious living accommodation arranged over three floors and boasts many period features throughout. Conveniently situated offering easy access to both Lee and Hither Green train stations, local schools, shops and parks. Externally there is a south facing rear garden with mature shrubs and trees. Blackheath Village is within a mile radius. Energy Efficiency Rating E.

PORCH

Wood panelled double front doors with stained glass leaded light inserts leading to porch, quarry tiled floor, dado rail. Part glazed door leading to :-

ENTRANCE HALL

Oak flooring, radiator, balustraded staircase to landing, dado rail, picture rail, coved ceiling, door to CELLAR.

CLOAKROOM

Window to rear, quarry tiled floor, low level WC, wall mounted wash hand basin with tiled splashback, inset spotlights.

FRONT RECEPTION

Large sash bay window to front, oak flooring, radiator, open cast iron fireplace with marble surround and slate hearth, picture rail, coved ceiling rose.

DINING ROOM

Double doors to rear leading to garden, radiators, cast iron period fireplace with white marble surround, slate hearth and tiled inserts. Oak wood flooring, picture rail, coved ceiling.

KITCHEN/BREAKFAST ROOM

Sash window to side, further window to side, quarry tiled flooring, two radiators, birch wood wall and base units with granite work surfaces over, under unit lighting, inset 1 1/2 bowl sink, stainless steel range style double electric oven with five ring gas burner and stainless steel extractor hood over, integral dishwasher, space for fridge/freezer, glass splashbacks, inset spotlights. Access to rear lobby with quarry tiled flooring, wall mounted condensing boiler, integral washing machine, part glazed door to rear leading to garden.

HALF LANDING

Fitted carpet.

BEDROOM 3

Square bay window to rear, skylight window, fitted carpet, radiator, original built-in cupboard, picture rail.

SHOWER ROOM

Sash window to side, wooden flooring, radiator, shower cubicle with electric shower unit, low level WC, wall mounted wash hand basin.

LANDING

Fitted carpet, radiator, original built-in storage cupboard, balustraded staircase, dado rail.

BEDROOM 1

Square bay window to front, stripped wood flooring, two radiators, fitted wardrobe, dado rail, coved ceiling, door to:-

ENSUITE BATHROOM

Sash window to front, tiled flooring, ladder style radiator, white suite comprising modern bath with mixer tap and shower attachment, wash hand basin, low level WC, part tiled walls.

BEDROOM 2

Arched sash window to rear, stripped wood flooring, radiator, cast iron period fireplace with marble surround, tiled inserts and hearth, picture rail.

TOP LANDING

Fitted carpet, sash window to rear, dado rail.

BEDROOM 5

Arched window to front, stripped wood flooring, radiator, cast iron fireplace with tiled inserts and hearth, loft access, arched to:-

STUDY/DRESSING ROOM

Velux window to front, stripped wood flooring, radiator, fitted shelves, cupboards and hanging rails.

BEDROOM 4

Sash window to rear, skylight window, fitted carpet, radiator, painted cast iron fireplace with tiled hearth.

BATHROOM

Velux window to rear, slate effect tiled floor, ladder style radiator, white suite comprising panelled bath, mixer tap and shower attachment, low level WC, vanity sink unit with slate effect top, part tiled walls.

REAR GARDEN

South facing rear garden measuring approx 98ft, mainly laid to lawn with shrub and tree borders, large patio area, side access, wooden summer house to remain.

FRONT

Mainly laid to lawn with driveway parking.

TOTAL APPROX FLOOR AREA

2677 sq.ft 248.6 sq.m

TENURE: FREEHOLD

Local Authority

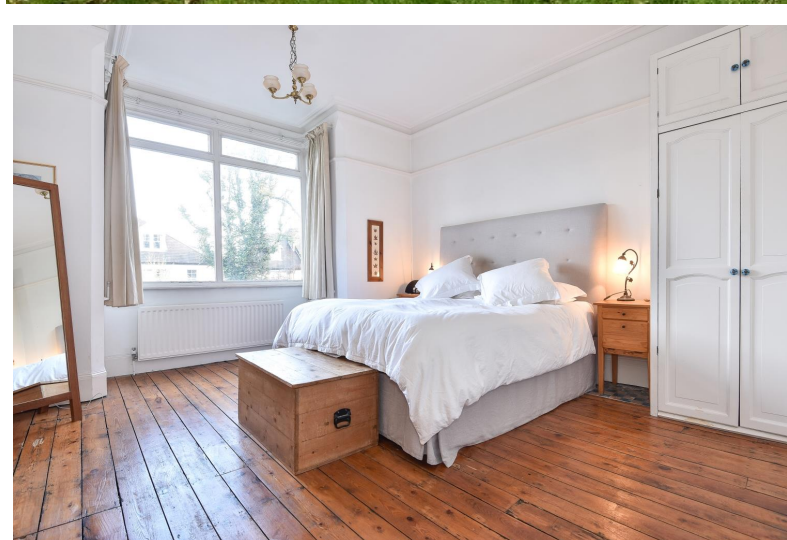
Lewisham London

Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8852 8633

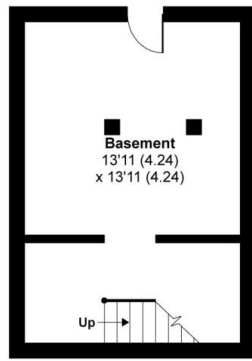
John Payne Estate Agents, 119 Burnt Ash Road, Lee, SE12 8RA

or email us on lee@johnpayne.com

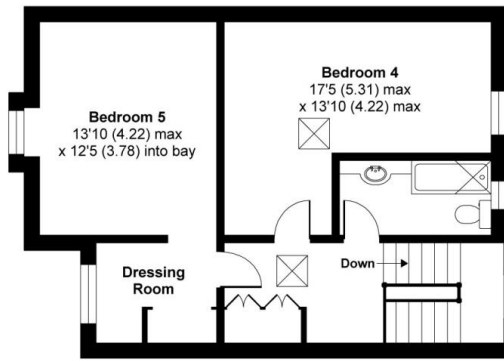


Micheldever Road, London, SE12

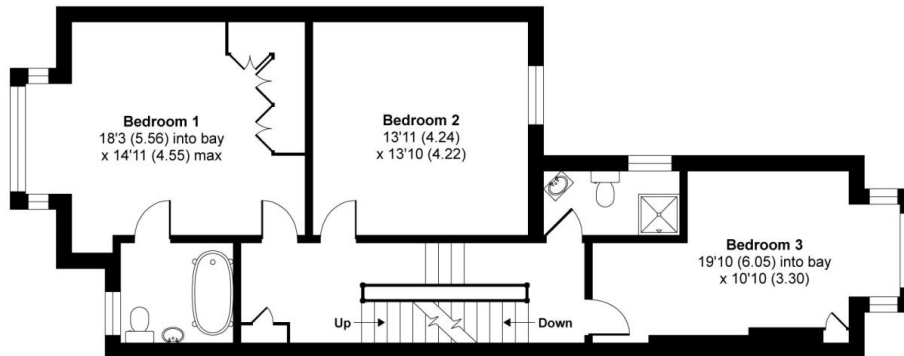
APPROX. GROSS INTERNAL FLOOR AREA 2677 SQ FT 248.6 SQ METRES



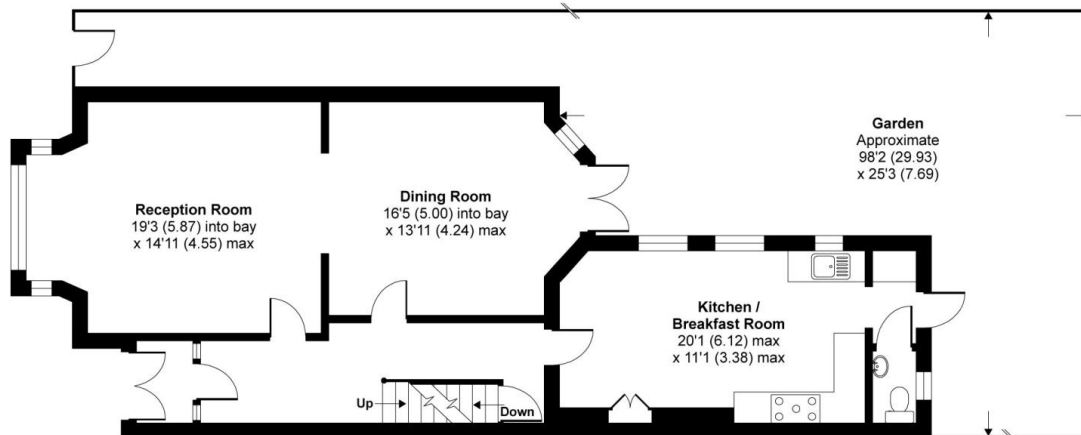
LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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Energy Efficiency Rating

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



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