



Senlac Road, SE12

£700,000

**Dexters**



## Senlac Road, SE12

\*\*\* Guide Price £700,000 - £750,000 \*\*\* Stunning three bedroom semi detached family home on the popular Senlac Road. This superb dwelling comprises of an entrance hallway, modern well equipped kitchen with large picture window offering plentiful light and lovely views out the the garden, spacious through lounge/diner and conservatory on the ground floor. Upstairs you will find three well proportioned bedrooms and modern shower room. Externally there is off road parking to the front with side access leading to the fully enclosed south facing rear garden with a spacious patio area, perfect for entertaining and lawned area with various flower beds. There is also a large double garage which has been part converted to include a fantastic cinema room (could be used as a study, gym etc). Potential to extend (subject to planning permission) and presented to an extremely high standard throughout, a must see.

Senlac is very well located for a number of local amenities including Mottingham Farm Riding School, Bannatyne Health Club, the recently renovated Crown Tavern Gastro pub and the Eric Liddell Sports Centre. There are several highly sought after schools close by including Eltham College, Eltham College Junior School and Colfes. Grove Park Station is just 0.6 miles away and Lee station is 0.8 miles with both providing regular services to London Bridge, Cannon Street and Charing Cross.

### Features

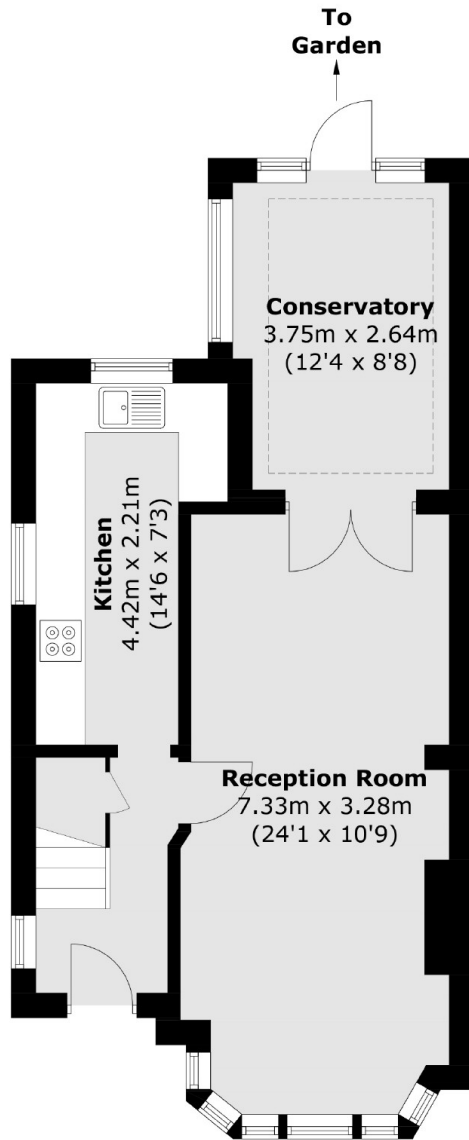
- Absolutely beautiful Semi-Detached Home
- Three Bedrooms
- Modern Re-fitted Kitchen
- Cinema Room
- South Facing Rear Garden



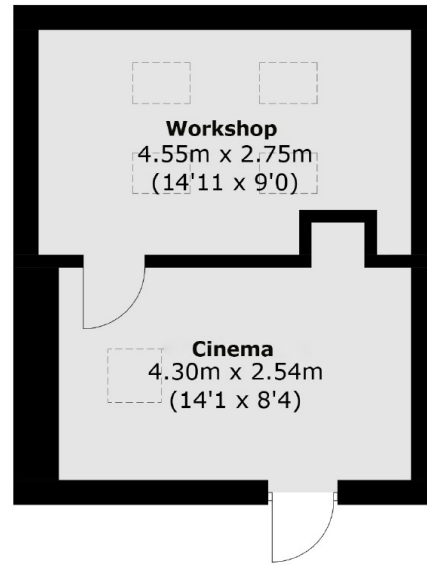




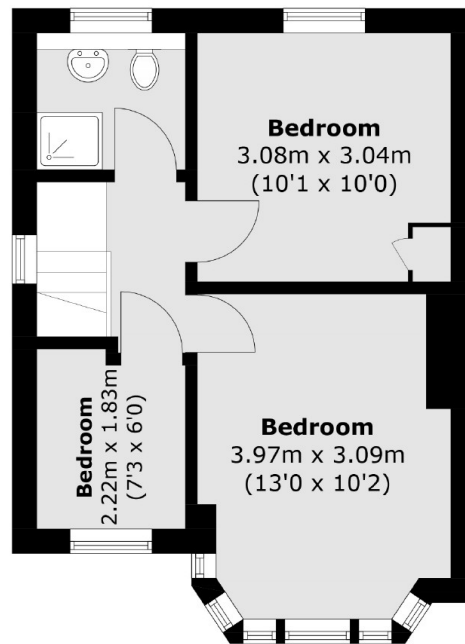
Senlac Road,  
London, SE12



**Ground Floor**



**(Not Shown In Actual  
Location / Orientation)**



**First Floor**

Total area (approx.): 81.7 sq. m (879.4 sq. ft)  
Out House: 25.1 sq. m (270.2 sq. ft)