



**Woodyates Road, SE12**  
**£850,000**

**Dexters**



## Woodyates Road, SE12

This charming detached home on Woodyates Road offers a fantastic opportunity for those looking to create their ideal living space. Featuring a spacious, bright through lounge/diner, the property offers ample room for family living and entertaining. The guest WC adds convenience to the ground floor, while the three well-sized bedrooms provide comfortable accommodation. The second bedroom benefits from additional storage space, ideal for organising personal belongings. The property also includes a garage, providing secure parking or extra storage. Boasting huge potential to extend (subject to planning permission), this home presents a wonderful chance to expand and customise to suit your needs. Plus, with no upward chain, the move-in process could not be easier.

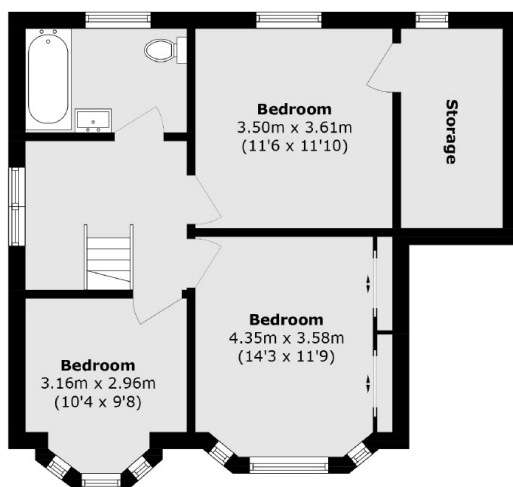
Woodyates Road is located in a popular, family-friendly area of Lee, SE12, with easy access to local amenities, including shops, cafes, and schools. Commuters will appreciate the proximity to Lee and Hither Green stations, offering quick train links to central London, including London Bridge and Charing Cross, with bus services also available for added convenience.

### Features

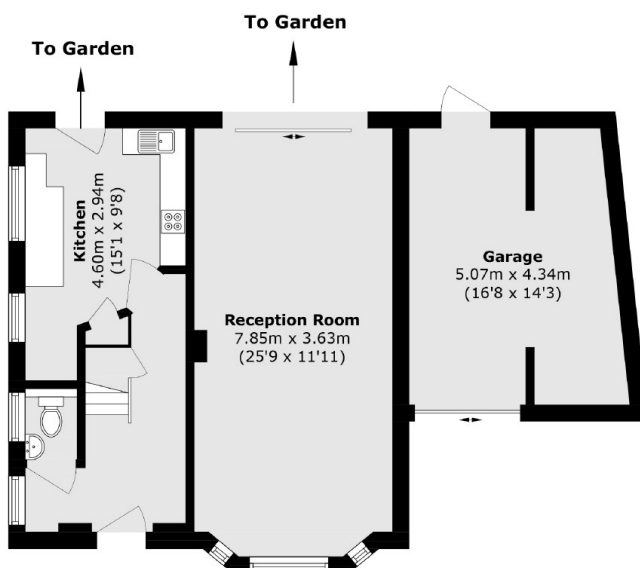
- No Upward Chain
- Three Bedrooms
- Detached
- Driveway & Garage
- Potential to Extend (STPP)
- Large Plot



# Woodyates Road, London, SE12



**First Floor**



**Ground Floor**

Total Internal area (approx.): 110.1 sq. m (1185.1 sq. ft)  
(Excluding Garage)

Garage area (approx.): 19.1 sq. m (205.5 sq. ft)

Total area (approx.): 129.2 sq. m (1390.7 sq. ft)  
(Including Garage)