



Pitfold Close, Lee, London, SE12 9JA

- Guide Price £600,000 - £625,000 & No Chain
- Quiet Cul-de-sac
- Worcester Bosch Boiler Installed December 2023 With A 7 Year Warranty
- Outstanding Rear Garden
- Close to Lee Station
- Approx Gross Internal Area 1,116 Sq Ft / 103.7 Sq M
- Excellent Potential to Extend (STPP)
- Double Glazing & Gas Central Heating
- Three Bedrooms - Two Receptions
- Garden 102ft x 42ft (at widest points)

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DESCRIPTION

Found in a quiet cul-de-sac is this well proportioned 3 bedroom 1930's terraced house that features a stunning garden & has great potential to be remodelled, extended (STPP) & modernised to be a lovely family home for many years to come.

The ground floor comprises of an entrance hallway, 2 reception rooms, a fitted kitchen which leads on to the patio & garden. The first floor comprises of a generous landing, 3 bedrooms, a bathroom & a separate toilet. The sellers recently installed a brand new central heating system which includes a Worcester Bosch combination boiler that comes with the balance of a 7 year warranty.

The rear garden of the property is truly the jewel in the crown & has a private & secluded feel which must be seen to be appreciated. In our opinion the house also has potential, subject to obtaining the necessary planning consents, for a loft conversion & a rear extension to the ground floor.

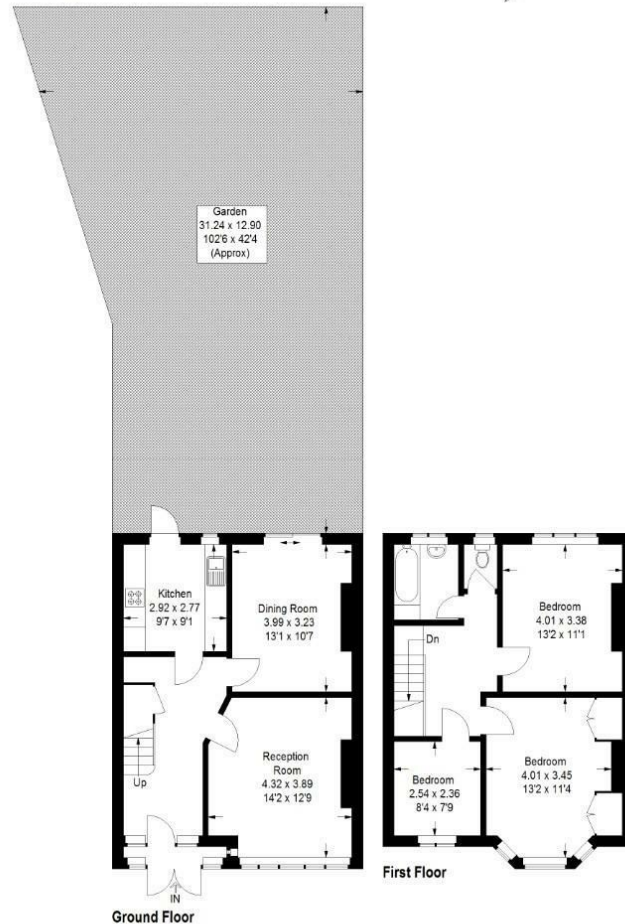
Pitfold Close is approximately 500 metres from Lee Station & also well positioned for local schools & other amenities.





Pitfold Close, SE12

Approximate Gross Internal Area
103.7 sq m / 1116 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1075402)

Viewings

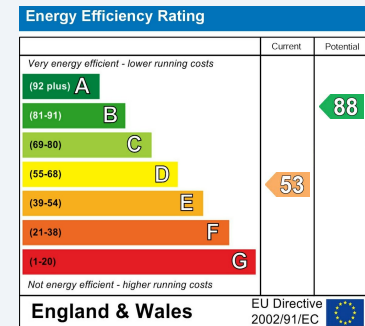
Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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