



## Horsa Road, Lee, London, SE12 9EA

- Guide Price £300,000 - £320,000
- Approximately 100 Year Lease
- 13 Minute Service to London Bridge from Lee Station
- Light & Bright Feel. Wood Laminate Flooring
- Gas Central Heating & Double Glazing
- £10 per annum Ground Rent
- Driveway & Private Garden
- 23 Minute Service to Charing Cross from Lee Station
- Quiet Residential Road
- 2 Double Bedrooms

**Guide Price £300,000 - £320,000**





# Horsa Road, Lee, London, SE12 9EA Guide Price £300,00 - £320,000

## DESCRIPTION

**GUIDE PRICE £300,000 - £320,000.** Well-proportioned, light & bright, 2-bedroom first floor maisonette with a **GENEROUS PRIVATE GARDEN & DRIVEWAY**. The property has been recently decorated & features wood laminate flooring. It also features double glazing & gas central heating.

The rear garden offers a great space for relaxing or socialising & is more generous than is typical for the area owing to the corner position of the property. The driveway to the front is also a generous size & is for the sole use of the property.

For commuters Lee Station, the A20, A2 and the South Circular are all easily accessible. Lee Station offers a service to London Bridge in approximately 13 minutes & Charing Cross in 23 minutes



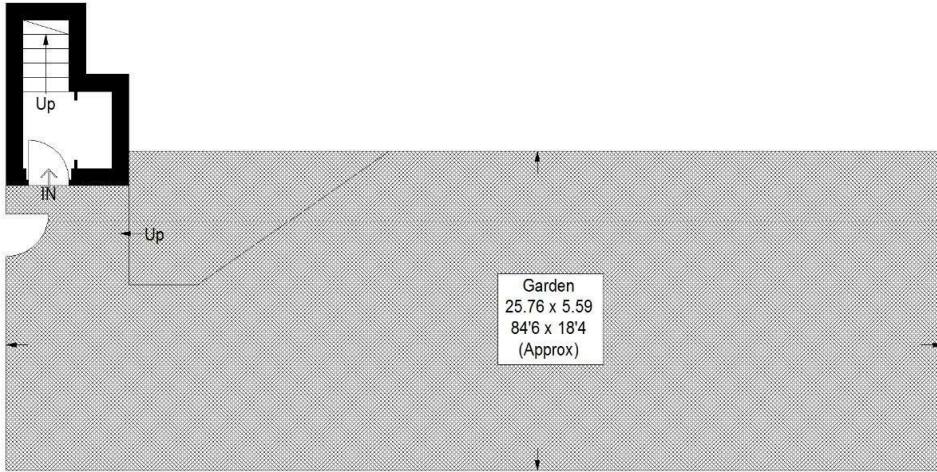






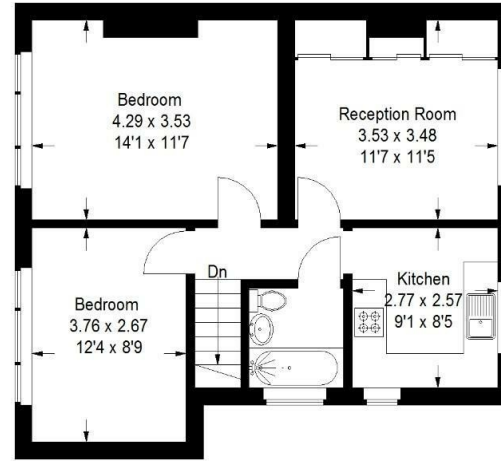
## Horsa Road, SE12

Approximate Gross Internal Area  
58.4 sq m / 629 sq ft



**Ground Floor**

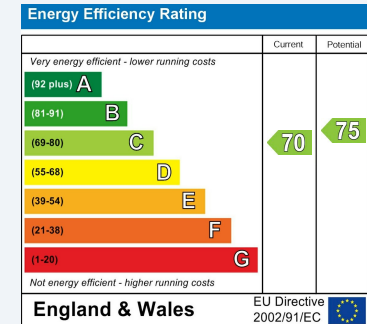
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1098286)



**First Floor**

## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



37 Burnt Ash Hill, Lee, SE12 0AE  
Tel: 020 8851 5101 Email: [lee@hunters.com](mailto:lee@hunters.com) <https://www.hunters.com>

