

## Kingshurst Road, Lee, London, SE12 9LD

- Three Bedrooms
- Extended
- Well Kept Garden
- No Onward Chain
- Driveway & Garage
- Lots of Potential For Modernisation
- Close to Lee Station & Local Amenities
- Probate Granted

**Asking Price £625,000**





# Kingshurst Road, Lee, London, SE12 9LD

## DESCRIPTION

Offered for sale for the first time in over 40 years & with no onward chain, this extended & spacious 3 bedroom semi-detached house on the ever popular Kingshurst Road. The house has an approximate gross internal area of 1,208sq ft (excluding the garage) & features a well-kept rear garden measuring approx. 67ft x 27ft. Whilst the property has been well maintained, it would benefit from updating & offers the next owner an opportunity to put their own stamp on the house.

Kingshurst Road is located approximately 500 metres away from Lee Station and local shops. Also nearby are a wide selection of primary & secondary schools. Northbrook Park & Manor House Gardens both offer lovely greenspace and slightly further afield is Blackheath Village which has a vast selection of shops, bars & restaurants which overlook stunning Blackheath Common.



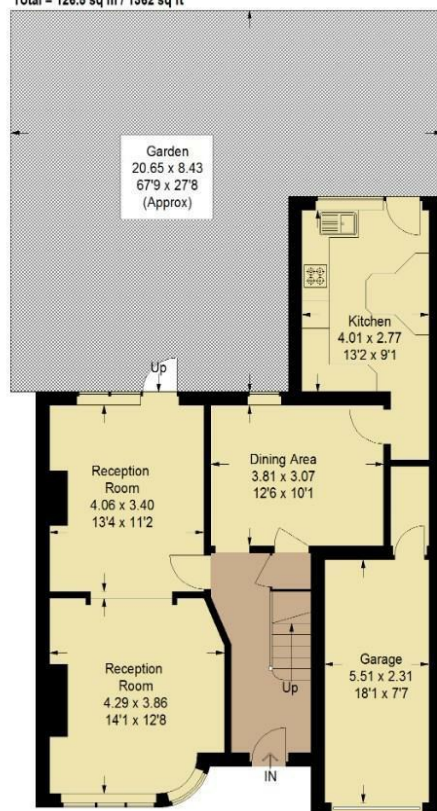




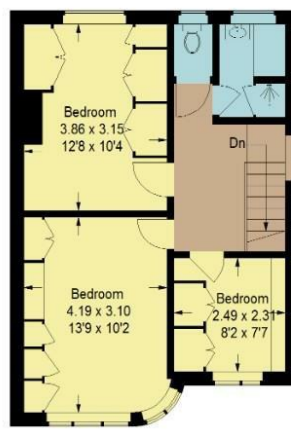


## Kingshurst, SE12

Approximate Gross Internal Area  
112.2 sq m / 1208 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 126.5 sq m / 1362 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. (ID1107192)

## Viewings

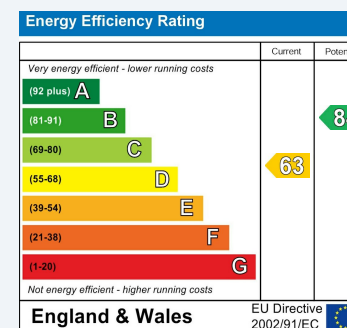
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

**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>

