



## Heather Road, Lee, London, SE12 0UQ

- Gas Central Heating
- Downstairs WC
- Loft Conversion
- Excellent Working From Home Spaces
- 54 Ft Rear Garden
- Double Glazed Sash Windows
- Extended Ground Floor
- Light Neutral Décor
- 1,150 Sq Ft Gross Internal Area
- Grove Park & Lee Station Both Accessible

**Asking Price £550,000**





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## DESCRIPTION

**Very well presented & extended 3-bedroom Edwardian terraced house, measuring 1,150sq ft & located on Heather Road & featuring double glazed sash windows. The property benefits from a garden of approximately 54ft in length.**

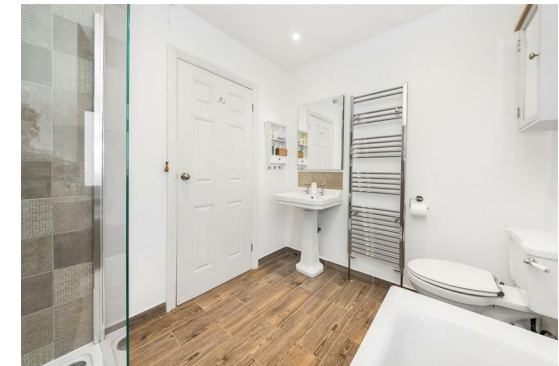
**Both Grove Park and Lee Stations are easily accessible and offer good links to London Bridge, the City & Canary Wharf.**

**The ground floor comprises of an entrance hallway leading to a downstairs WC, through lounge & a modern fitted spacious kitchen.**

**The first floor comprises of two double bedrooms, a lobby area which leads to a spacious family bathroom. The lobby area features built in storage, we feel that this space is versatile & could also serve the next owner well as working from home space or could also be used for further storage.**

**The second floor is a converted loft space with a fixed staircase as is now used a bedroom with a skylight to the rear elevation.**

**The property is in good decorative order and turnkey ready.**




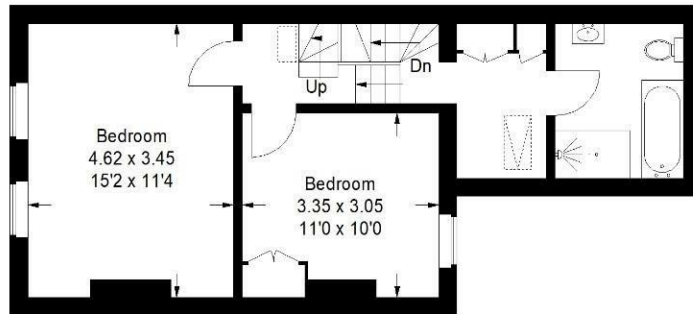




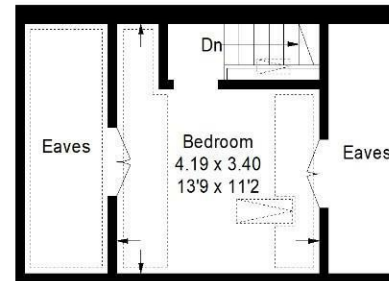
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Approximate Gross Internal Area  
(Excluding Eaves)  
106.9 sq m / 1150 sq ft

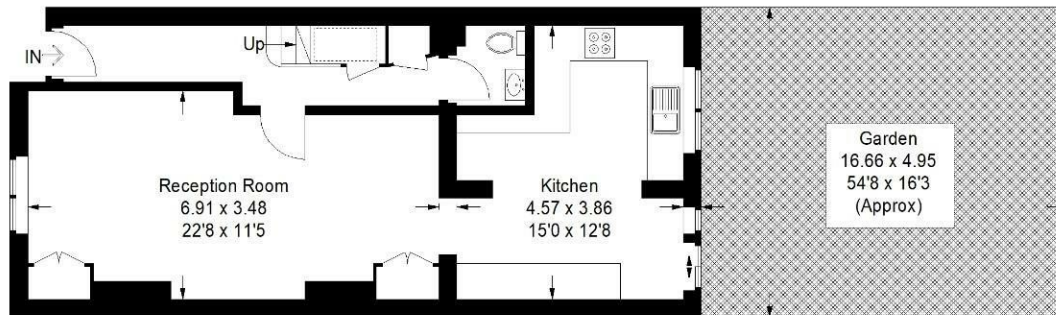
 = Reduced headroom  
below 1.5 m / 5'0"



First Floor



Second Floor



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. (ID1156624)

## Viewings

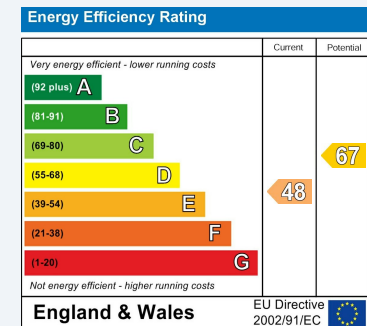
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.