



## Paston Crescent, Lee, Greenwich, SE12 9ED

- GUIDE PRICE £425,000 - £450,000
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY
- TASTEFULLY UPDATED BY CURRENT OWNERS
- MODERN FITTED KITCHEN
- OFFERED WITH NO ONWARD CHAIN
- 55' LENGTH GARDEN
- CLOSE TO LOCAL SHOPS & SCHOOLS
- ENGINEERED WOOD FLOORING

**Guide Price £425,000 - £450,000**





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## DESCRIPTION

**Guide Price £425,000 - £450,000. Very well presented 3-bedroom semi-detached house located approximately 0.6 miles from Lee Station with a driveway. The property has been improved by the current owners & features tasteful décor, engineered wooden flooring & a modern fitted kitchen.**

**The property is offered with no onward chain & would make an ideal home for a growing family.**

**We asked the sellers to tell us a little bit about their experience of living at the property & here is what they had to say:**

**“We moved to Paston Crescent nearly 5 years ago. We chose the area because of its' community feel, quick train links to central London (12 minutes to London Bridge) & it's proximity to Blackheath & Greenwich Park.**

**We have really enjoyed updating the house & were keen to also restore some of the original features. We have loved the neighbourhood, with Bob's shop (Nisa Local) just a 2-minute walk away. Our son, now 8, joined the local primary school (Horn Park) in Nursery class & has had a wonderful experience there.**

**A new exciting adventure for our family means we now have to move on, but we will really miss the house & the local area.”**



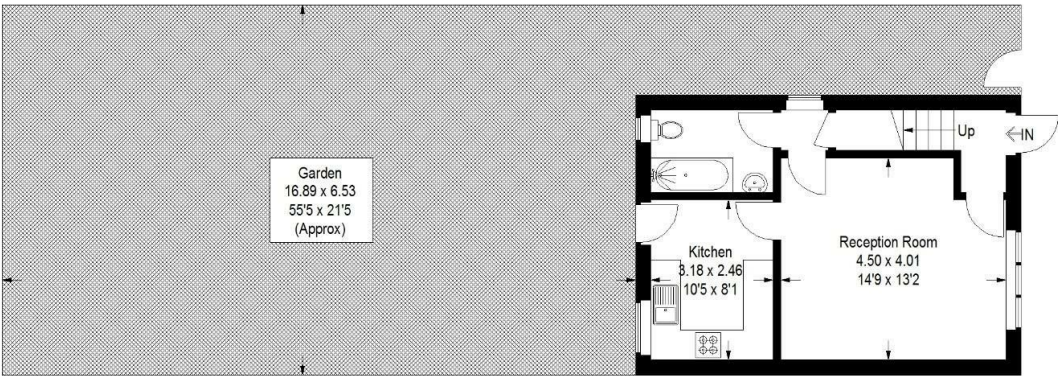






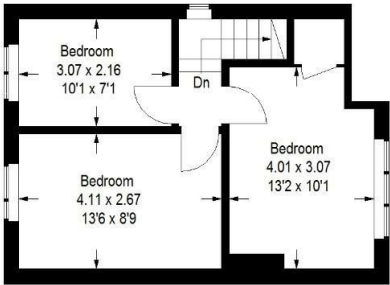
Paston Crescent, SE12

Approximate Gross Internal Area  
70.2 sq m / 756 sq ft



Ground Floor

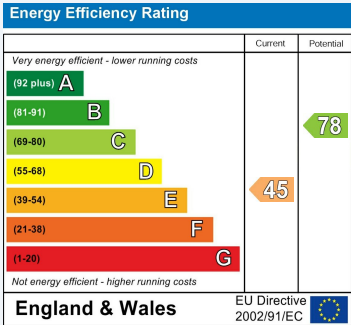
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1180714)



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.



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