



Dorville Road, SE12

London

Guide Price **£600,000**



This characterful 1960's home occupies a peaceful position on Dorville Road in the heart of Lee, just one mile South of Blackheath Village. The current owner is only the second since the house was built, and over the years it's been very well looked after.

This property benefits from excellent natural light throughout, with windows spanning the entire length of the front and rear facades on both levels. Whilst infrastructure (heating and electrics) has recently been overhauled, the interiors are still adorned with original features and the walls have been redecorated with a sensitive, warm and natural palette.

Wonderful checkerboard parquet floors stretch the length of the reception room, and a modern stove has been installed within the original fireplace at the front of the living room. At the heart of the home upon entering, the rear section of reception room lends itself perfectly as a dining space with a lovely feeling of natural light and volume, this space is attractively framed by the open-tread, timber staircase. The rear of the reception room leads into the bright and minimal kitchen.

The kitchen is a blank canvas, but one which has had various updates to include all the necessary mod cons, with additional storage and countertop having recently been added. Taking the back door from the kitchen out to the well-kept garden, you can access the garage to the left via a side door – utilities are currently housed here alongside lots of useful additional storage space. There is scope to extend the kitchen as neighbouring properties have already done, which could potentially include merging the kitchen with some or all of the garage. There are all sorts of layout options, so subject to the usual consents, the incoming purchaser has the opportunity to expand and create a space to best suit their individual tastes and needs.



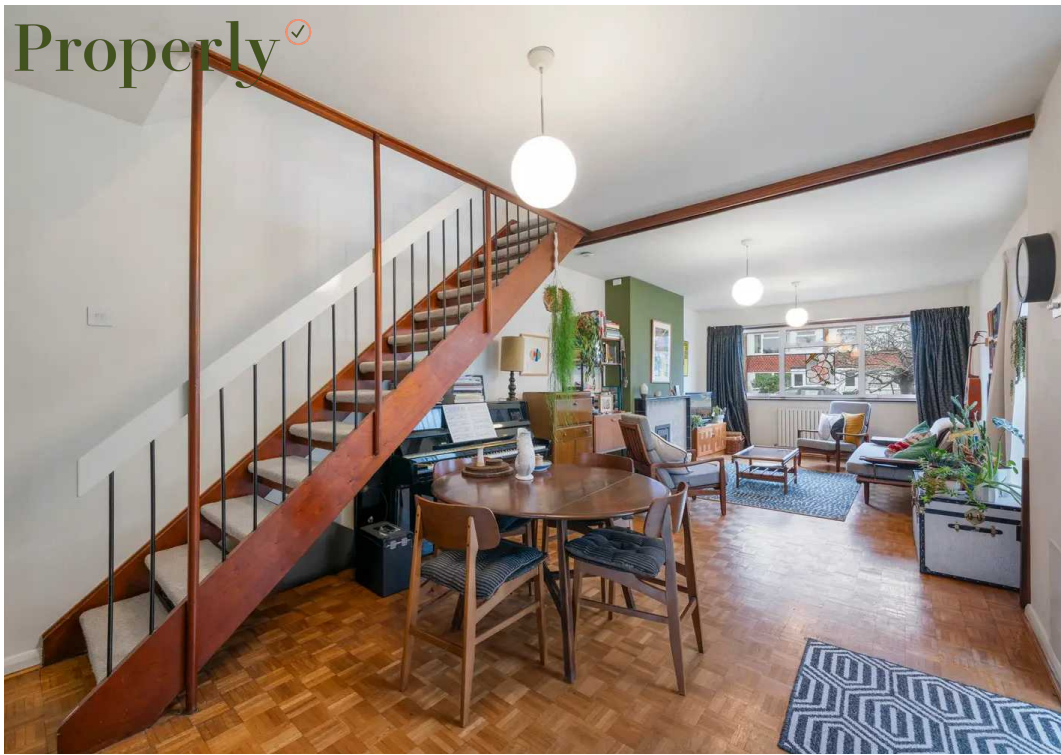


Upstairs there are three bedrooms, two good doubles and one single which is currently set up as a home office. The original separate bathroom and toilet have been combined to create a larger family bathroom with a calm palette of muted pinks, grey-green and exposed birch plywood. There is a loft space which could easily be boarded out and access improved to maximise its use.

The house is well located for transport, with Lee station within a c.6 minutes' walk and Hither Green station within a c.16 minutes' walk. There are lots of local amenities on Burnt Ash Road and in closely neighbouring Hither Green, with Blackheath also only slightly further afield. There is a small park and playground within a 2 minutes' walk and the open green spaces of Manor Park Gardens, Blackheath Park and the Heath are also within easy reach. There are a number of 'outstanding' and 'good' rated primary and secondary schools within 0.5m from the house.

- 3 bedrooms
- Semi-detached
- Original features including parquet floors
- 30 ft reception/dining room
- Wood burning stove (defra approved)
- Double length driveway
- Garage
- Potential to extend (subject to consents)
- 6 minutes' walk to Lee station
- Sought after local schools





9 Dorville Road, SE12 8ED

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 102.5 sq m / 1103 sq ft

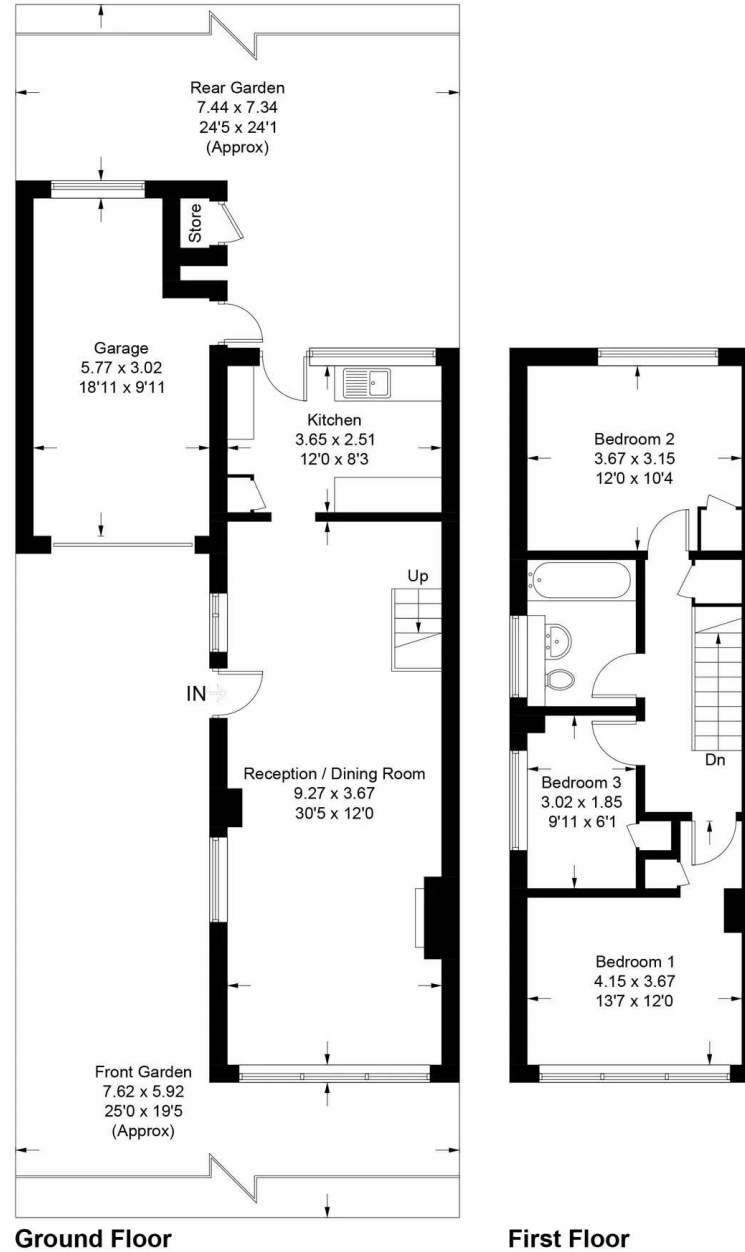


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