

# Bernard Skinner



57 Winn Road, Lee, SE12 9EY

Guide Price £725,000

- Impressive 3 bedroom semi
- 2 Substantial reception rooms
- Kitchen and utility room
- 126' Well tended garden

Plenty of kerb appeal offered by this substantial three bedroom semi-detached house, presented to a very high standard by the current owners. Backing onto Horn Park and with both Coopers Lane and Horn Park primary schools within half a mile both Ofsted good, Eltham College is just under a mile away along with Lee and Grove Park stations. Providing bi-folding doors from the second reception room to the well tended 126' garden which has the benefit of a summerhouse. With three sizeable bedrooms, all with fitted or built in wardrobes and driveway with ample parking leading to detached garage, this is, we feel a super family home with plenty of space and potential to extend stpp to the side or rear\*.



## Property Description

### PORCH

Enclosed porch, tiled flooring

### ENTRANCE HALL

Double glazed window and hardwood front door, understairs cupboard, radiator, laminate flooring.

### LOUNGE

14' 2" into bay x 13' 5" (4.32m x 4.09m) Double glazed leaded light bay window to front, wooden fire surround, radiator, fitted carpet

### DINING ROOM

15' 4" x 11' 7" (4.67m x 3.53m) Bi-folding doors to rear, radiator, laminate flooring

### KITCHEN

12' 5" x 7' 11" (3.78m x 2.41m) Double glazed window to side, a range of white gloss fitted wall and base units with work surfaces, integrated dishwasher and fridge, 1.5 bowl stainless steel sink unit, stainless steel chimney hood, tiled effect laminate flooring, door to:-

### UTILITY ROOM

7' 5" x 5' 5" (2.26m x 1.65m) Double glazed window and door to rear, range of white high gloss wall and base units with work surfaces, integrated washer/dryer and freezer, skylight, tiled effect laminate flooring

### LANDING

Loft access, radiator, airing cupboard, fitted carpet

### BEDROOM 1

14' 5" into bay x 11' 1" (4.39m x 3.38m) Double glazed leaded light bay window to front, fitted wardrobe, radiator, fitted carpet





#### BEDROOM 2

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed window to rear, fitted wardrobe, radiator, fitted carpet



#### BEDROOM 3

10' 11" x 8' 7" (3.33m x 2.62m) Double glazed leaded light window to front, fitted wardrobe, radiator, fitted carpet



#### BATHROOM

7' 9" x 6' 2" (2.36m x 1.88m) Double glazed window to rear, panelled bath with mixer tap and shower over, wash basin with fitted storage, w.c, heated towel rail, part tiled walls, laminate flooring.



#### SEPARATE WC

Double glazed window to side, w.c, laminate flooring



#### OUTSIDE

A very well tended rear garden measuring approximately 126', patio area with outside light and tap, mainly laid to lawn with flower border, shingle and sleeper pathway, raised decked patio area, summerhouse and timber shed.

Block paved driveway for several cars



#### DETACHED GARAGE

24' 5" x 9' 10" (7.44m x 3m) Via own driveway and wrought iron gates, light and power.

Front garden laid to lawn.

\*The property has approved plans for a single storey rear extension which can be found on Greenwich Councils planning portal reference: 19/2729/HD which is valid for 3 years beginning with the date (1st October 2019) on which the permission is granted. Preliminary details, awaiting validation.

## Winn Road, SE12

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft

Garage = 22.7 sq m / 244 sq ft

Summer House = 5.6 sq m / 60 sq ft

Total = 141.9 sq m / 1527 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.  
Produced by Planpix on behalf of Bernard Skinner (ID753651)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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