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Online Estate Agency



changingproperty.com presents to you: \*\*\*\*CHAIN FREE\*\*\*\* An enticing opportunity to purchase a detached three-bedroom family chalet-style house nestled in a serene residential road in Lee, SE12. With a touch of modernisation, this property has the potential to transform into a stunning four-bedroom, two-bathroom family haven, offering ample space and comfort for years to come.

#### Key Features:

**Quiet residential location:** Situated in a tranquil residential road, providing a peaceful retreat from the hustle and bustle of city life.

**Development potential:** Opportunities to extend into the eaves side and back of the property, allowing for the creation of a fabulous four-bedroom home, subject to appropriate planning approvals.

**Parking and garage:** A driveway with space for three cars and a convenient garage offer ample parking options, with potential for conversion.

**Private front and Rear Gardens:** Enjoy outdoor living with a private front garden and a good-sized rear garden, perfect for relaxation and entertainment

**Spacious Living Areas:** A large living room overlooking the front garden, a separate double reception room leading via patio doors with direct

**Exford Road  
Lee  
London, SE12**

**£495,525 Guide Price**

+

**EPC Rating: E  
Council Tax Band:**

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**Exford Road, SE12**

**Approximate Gross Internal Area  
(Excluding Void / Eaves / Outbuilding)**  
**117.6 sq m / 1265 sq ft**  
**Garage = 16.5 sq m / 178 sq ft**  
**Total = 134.1 sq m / 1443 sq ft**



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:1052473)

This plan is for guidance only and must not be relied upon as a statement of fact.

**Exford Road, Lee, SE12**

- House
- 3 Beds
- 2 Receptions
- 1 Bathroom
- Energy Rating : E
- Shower
- Garage
- Parking