



## Lenham Road London SE12

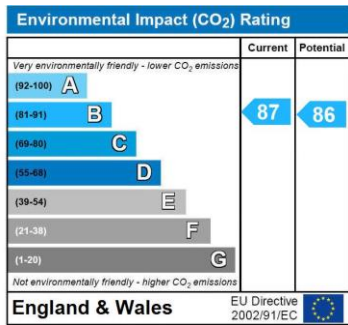
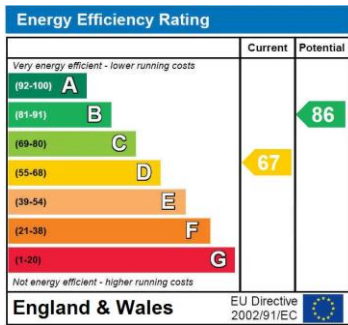


A newly fully refurbished contemporary family home with separate studio and off street parking located close to Lee Green and within easy walking distance of Lee BR station. Refurbished with considerable attention to detail for ease of modern living there are sealed double glazed windows and LED down lights throughout, laminate flooring on the ground floor and low maintenance sunny rear garden. Contemporary kitchen and bathroom. Short walk to Manor House Gardens and within the catchment area of several Ofsted rated excellent schools.

**Price: £2,000 PCM**

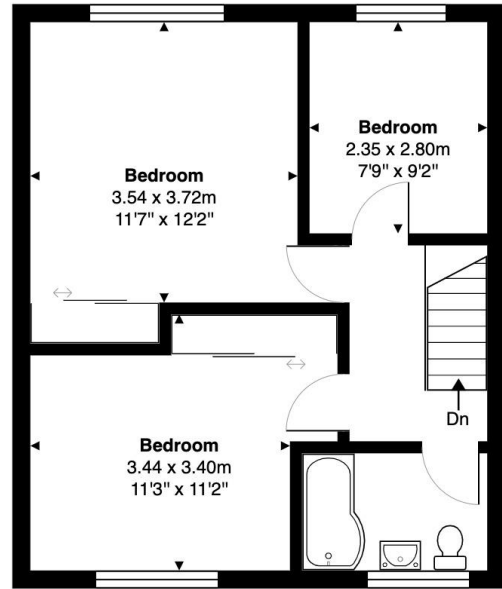
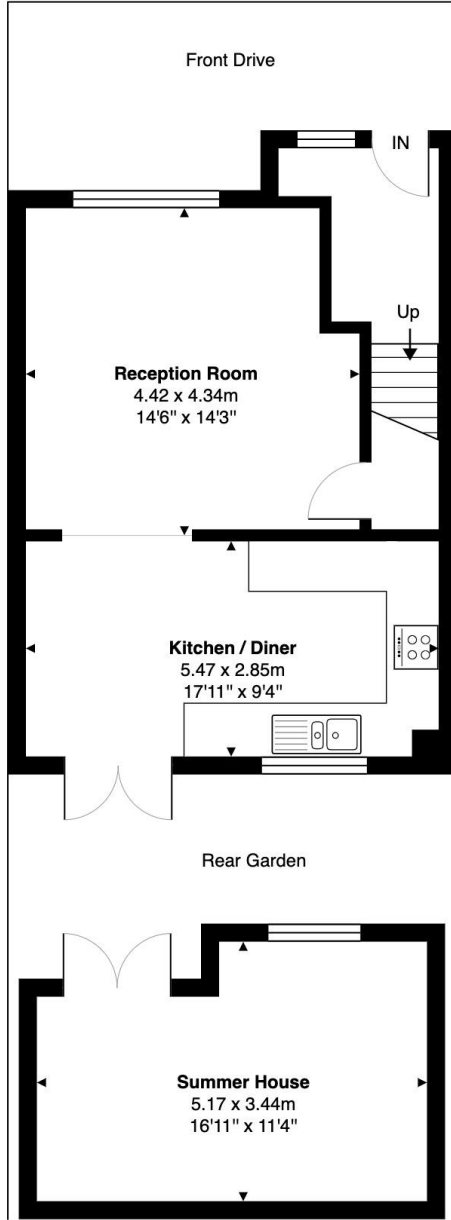
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# Lenham Road



# 34 Lenham Road, SE12

Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup>  
includes Summer House



This Floorplan is provided without warranty, of any kind.  
Bespoke Plans disclaims any warranty including,  
without limitation, satisfaction, quality or accuracy of any dimensions

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Double glazed front door into hallway

## Hallway

Cloaks recess.

## Lounge

Grey wood laminate flooring. Access to deep storage cupboard with cable TV central hub. Wide archway through to the Kitchen/Diner

## Kitchen/Dining room

Running the full width of the house and broadly divisible into the kitchen and dining areas. The kitchen is comprehensively fitted in a range of wall base and raver units finished in high gloss white with stainless steel handles and contrasting worktops. Tiled splash backs. Integrated oven and hob with stainless steel extractor above. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Matching grey wood laminate flooring to the living room. The dining area has double glazed doors out to the rear garden.

Stairs up to the first floor

## Bedroom 1

Built in wardrobes. Fitted carpets. Radiator.

## Bedroom 2

Built in wardrobe. Fitted carpets. Radiator.

## Bathroom

Beautifully fitted in white with chrome fittings. Bath with integrated shower and fitted shower screen. Vanity unit mounted basin with storage beneath. Close coupled flush WC. Chrome heated towel rail.

## Bedroom 3

Radiator. Fitted carpets.

## Studio

Perfect for working from home, as a gym or playroom. Multiple power sockets and double glazed doors and window all to the garden. Wood laminate flooring

## Exterior

To the rear a low maintenance garden with wooden decked patio area adjacent to the house with astro turf "lawn" beyond. Access to the STUDIO. To the front paved off street parking for two cars with bollard security. Wiring for electric car charge point (charge point not fitted)

Whilst we endeavour to make out particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.