



## 12 BRIGHTFIELD ROAD LONDON, SE12 8QF

**£675,000  
FREEHOLD**

This stunning, Victorian, mid-terrace cottage is situated on a peaceful residential road, set within the Lee Conservation Area. Just 0.1 miles from the leafy Manor House Gardens and just 0.5 miles from Hither Green train station, this beautiful house is ideally located for those looking to enjoy green spaces and a quick commute into the City of London.

The property itself has been recently refurbished to a high standard. Downstairs comprises of a comfortable reception area with log burner to the front of the house, and a large open plan kitchen/dining area with a large kitchen island and underfloor heating. Through full-width bi-fold doors, the kitchen leads to a serene garden, which sits just in front of the River Quaggy. The downstairs also boasts a modern cloakroom and ample fitted storage. The upstairs is formed of two good-sized bedrooms and an upscale, family bathroom suite.

**DouglasPryce**

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Approx Gross Internal Area = 85.7 sq m / 923 sq ft

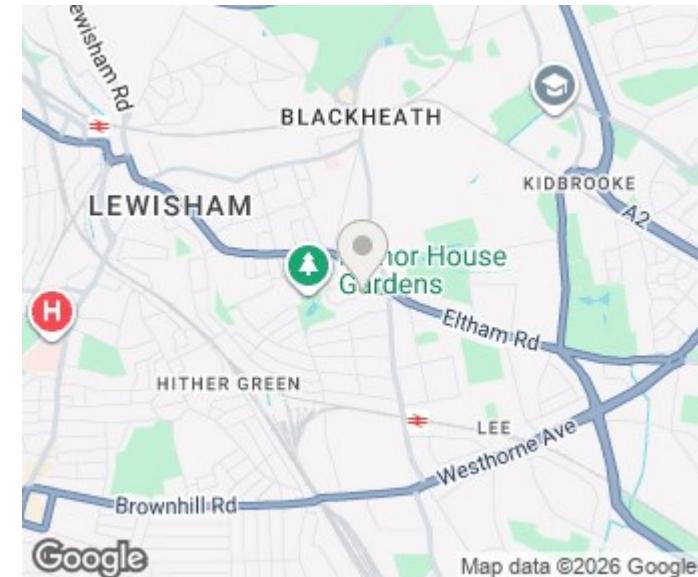


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**P L A N**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		75	82
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

Sales  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**