

COCKBURN
ESTATE AND LETTINGS AGENTS

Westdean Avenue

SE12 9NL

FOR SALE
COCKBURN
020 8859 8590



This three-bedroom semi-detached home on Westdean Avenue in Lee offers an ideal blend of modern living and expansion potential, perfectly suited for first-time buyers or growing families. Conveniently located with excellent transport links and reputable schools nearby, this property combines comfort with convenience.

Step inside to discover a thoughtfully designed interior, boasting versatile reception room that provides a distinct areas for relaxation and entertaining. The heart of this home is its modern kitchen/diner, a bright and inviting space perfect for daily meals and social gatherings. Upstairs, you'll find three comfortable bedrooms and a well-appointed family bathroom, ensuring ample space for all residents. With 798 sq ft of living space, the layout is both practical and comfortable.

Externally, the property features a charming garden to the rear, offering a private oasis for outdoor enjoyment and al fresco dining. Parking is well-catered for, with both off-street parking, and a single garage providing convenience and additional storage solutions, complemented by readily available on-street parking. This home also presents significant potential for future expansion to the side and into the loft, subject to the necessary planning permissions (STPP), allowing you to tailor the property to your evolving needs.

Situated on Westdean Avenue, residents will benefit from being within easy reach of both Lee and Grove Park Railway Stations, offering excellent transport connections for effortless commutes. The area also boasts reputable schools within the local catchment, making it an attractive location for families. Local amenities, including shops and leisure facilities, are also easily accessible, contributing to a convenient lifestyle.

This home offers a fantastic opportunity for those seeking a well-connected and adaptable property in a desirable locale. We encourage an early viewing to fully appreciate the lifestyle on offer.



Key Features:

- ❑ Three Bedroom Semi-Detached Home
- ❑ Modern Kitchen/Diner
- ❑ Off Street Parking + Garage
- ❑ Charming Garden To Rear
- ❑ Potential For Extension To Side & Into Loft STPP
- ❑ Within Easy Reach Of Both Lee & Grove Park Railway Stations
- ❑ Reputable Schools Within The Local Catchment
- ❑ Perfect For First Time Buyers
- ❑ Ideal For Growing Families
- ❑ Council Tax Band D - London Borough Of Lewisham



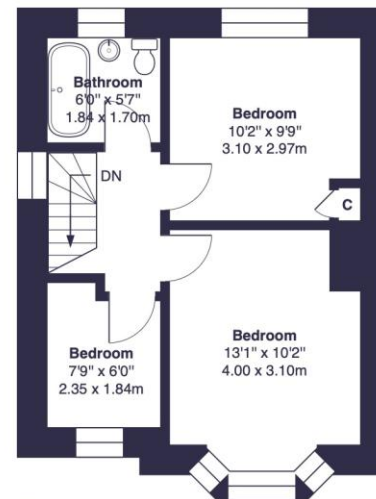


Westdean Avenue, SE12

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m

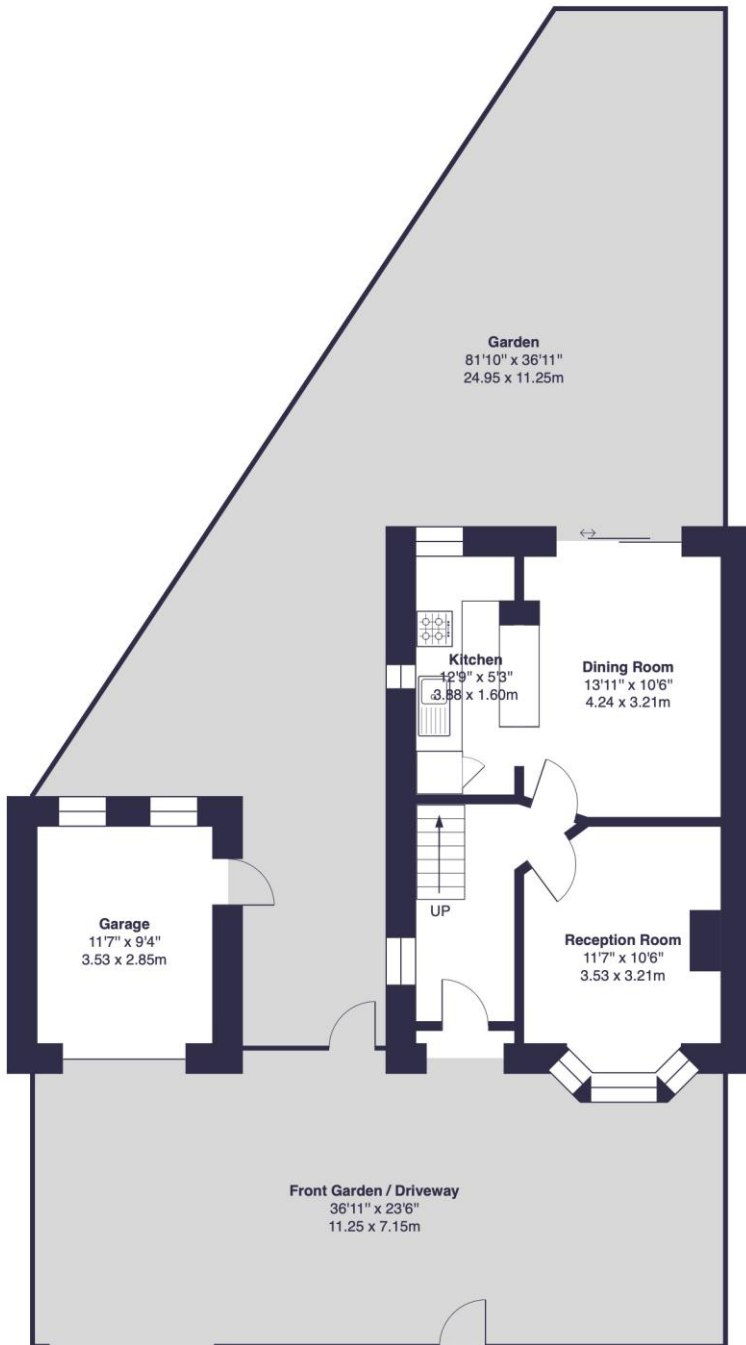
Garage Area = 124 sq ft / 11.5 sq m

Approximate Total area = 906 sq ft / 84.2 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Ground Floor

EPC: D

COUNCIL TAX BAND: D

TENURE: Freehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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