



COCKBURN
ESTATE AND LETTINGS AGENTS

Westdean Avenue

SE12 9NH

***** CHAIN FREE SALE *****

Situated in the ever-popular area of Lee, SE12, this three-bedroom family home on Westdean Avenue offers an exciting opportunity to create a wonderful long-term residence tailored entirely to your own taste and style.

This property is a complete blank canvas, perfect for buyers looking to modernise and add value. The accommodation provides well-proportioned living space throughout, comprising large reception room, kitchen/diner, three well-proportioned bedrooms and a modern bathroom. To the rear, you'll find a generously sized garden — a fantastic space for children to play, outdoor entertaining, or future landscaping projects.

Subject to planning permission (STPP), there is excellent potential to extend to the rear, allowing you to further enhance and expand the living space in line with neighbouring properties. Additional benefits include the potential for off-street parking to the front, a highly desirable feature for family living in this location.

Positioned within easy reach of both Lee railway station and Grove Park railway station, the property offers convenient transport links into Central London and beyond, making it ideal for commuters. The home is also close to reputable local schools and a range of everyday amenities. Combining location, potential, and family-friendly surroundings, Westdean Avenue presents a rare opportunity to secure a home with scope to truly make it your own.

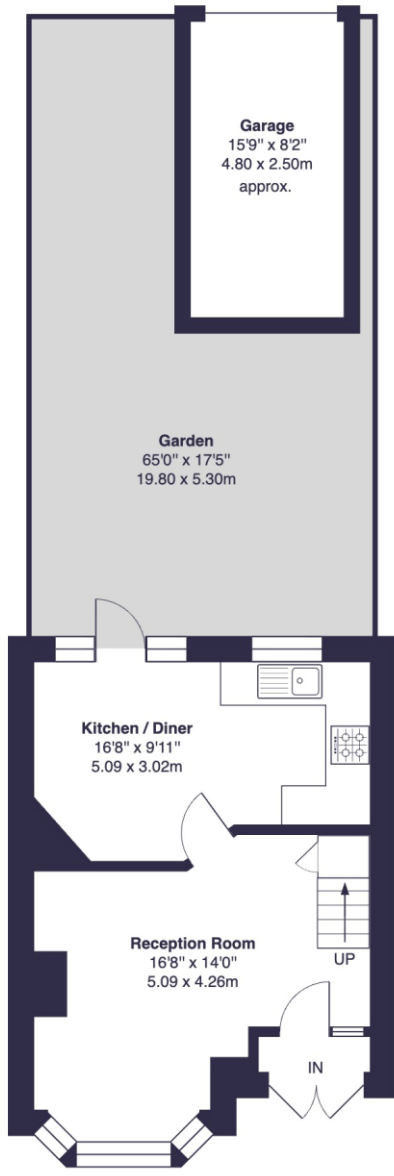
Early viewing is highly recommended.



Key Features:

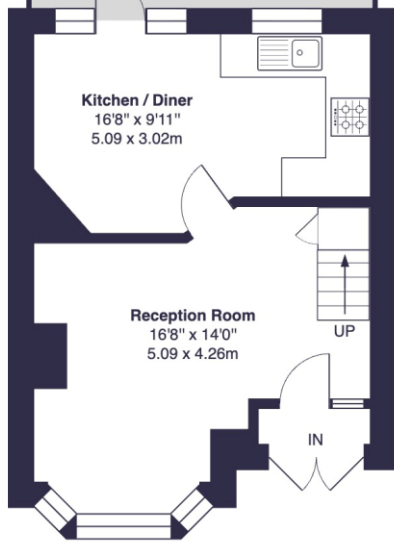
- ❑ Chain Free Sale
- ❑ Complete Blank Canvas
- ❑ Three Well Proportioned Bedrooms
- ❑ Generously Sized Garden To Rear
- ❑ Potential For Off Street Parking
- ❑ Potential For Extension To Rear STPP
- ❑ Within Easy Reach Of Both Lee & Grove Park Railway Stations
- ❑ Reputable Schools Within The Local Catchment
- ❑ Perfect For First Time Buyers
- ❑ Council Tax Band D - London Borough Of Lewisham



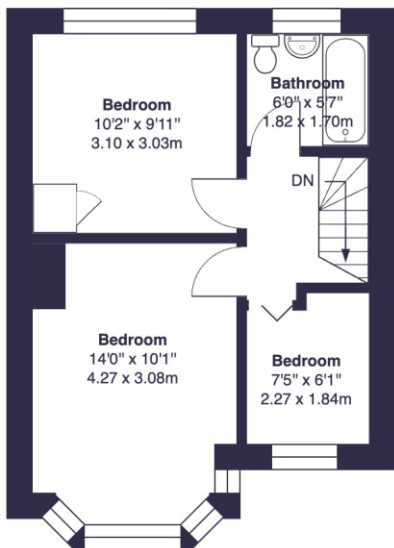


Westdean Avenue, SE12

Approximate Gross Internal Area =
740 sq ft / 68.7 sq m



Ground Floor



First Floor

This plan is 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. By Prime Square Photography / Copyright 2026

EPC: C

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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