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9 Kimbolton Close, London, SE12 0JH
Offers in excess of £450,000

Goodmove present this recently refurbished four-bedroom family home, ideally situated within a quiet residential close in the popular Lee Green area of South East London. Offering approximately 1,117 sq ft (103.8 sq m) of well-planned accommodation, the property combines generous living space with excellent local convenience.

The ground floor comprises a welcoming lounge/diner, separate kitchen, entrance hall and WC, with access to a private rear garden. Upstairs are four bedrooms, a family bathroom and landing.

The property also benefits from a garage, providing valuable additional storage and a rear garden.

The location is particularly convenient, with Lee railway station approximately 0.2 miles away and Hither Green station also within easy reach, providing excellent connections into central London. A good selection of local shops, supermarkets, cafés and everyday amenities can be found nearby, while the surrounding area also offers a choice of schools and green spaces.

With its combination of recent refurbishment, four bedrooms, private garden, garage and excellent transport links, the property is offered to the market with no onward chain.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.





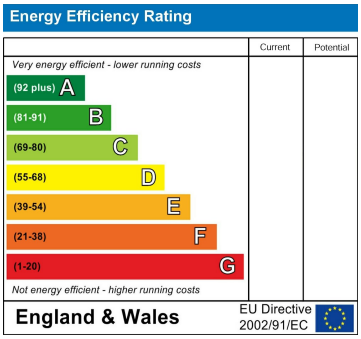


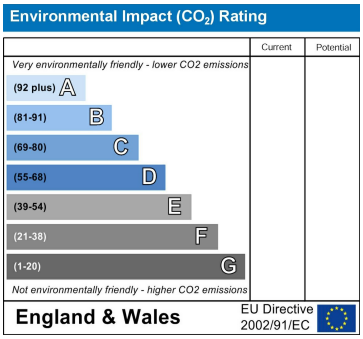
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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