

## Paston Crescent, London, SE12 9DZ

- Three bedroom terraced house
- Master bedroom with Walk-in wardrobe
- Quiet residential location
- External storage
- Lee, Grove Park and Mottingham stations
- Available Now!
- Lovely wooden window shutters
- Approx. 70ft rear garden
- Private Driveway

**£1,950 Per Calendar Month**



# Paston Crescent, London, SE12 9DZ

## DESCRIPTION

Lovely three bedroom terraced house on a quiet residential street, less than a mile from Lee, Mottingham and Grove Park stations, making it a practical choice for commuters and families alike.

Downstairs, the main living space is bright and welcoming, with laminate flooring and plenty of room for both seating around the chimney and a dining area. The kitchen is fully fitted, offering a great amount of storage, with three piece suite in the bathroom. Upstairs are three bedrooms, along with an additional room currently used as a study. This could work just as well as a walk-in wardrobe.

Outside, the front drive provides off-street parking. The rear garden is approx. 70ft including a large patio, lawn and established shrubs.

### Schools

- Horn Park Primary School 0.2 miles
- Baring Primary School 0.9 miles
- Harris Academy Greenwich 1.0 miles

### Shops

- Nisa local convenience store 0.2 miles
- Tesco and Sainsbury's 0.9 – 1 mile

### Transport

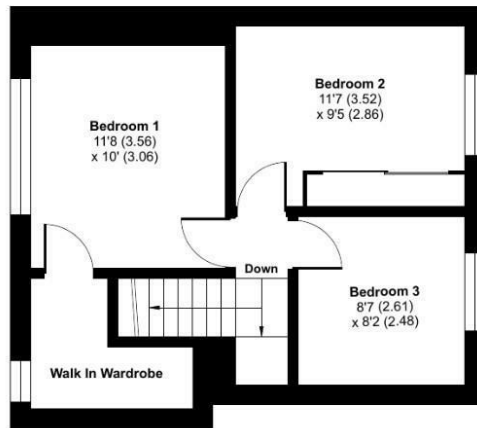
- Lee train station - train to London Bridge
- Grove Park and Mottingham stations are also within a short distance.
- Local bus routes nearby connect to Lewisham, Catford, Bexleyheath and surrounding areas.



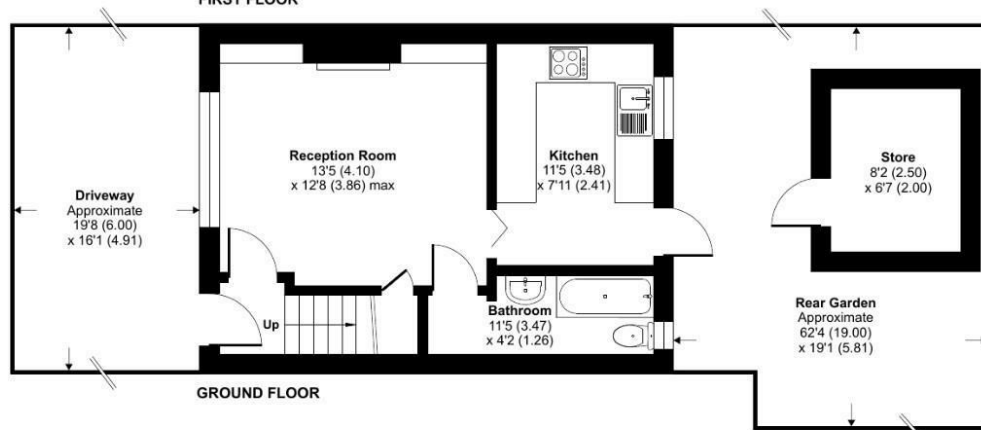


# Paston Crescent, London, SE12

Approximate Area = 744 sq ft / 69.1 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 798 sq ft / 74.1 sq m  
 For identification only - Not to scale



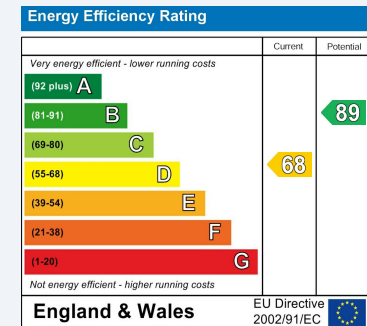
FIRST FLOOR



GROUND FLOOR

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [catfordlettings@hunters.com](mailto:catfordlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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