

55 Dallinger Road, Lee, London SE12 0TQ

Appealing semi-detached house close to Lee Station and popular schools

- Semi-detached family home
- 3 bedrooms
- Through-lounge & fitted kitchen
- Double glazing and gas central heating
- Garage & conservatory
- Well-presented throughout
- Approx. 1,183sqft (109.9sqm)
- Offers in excess of £700,000 f/h



A well-proportioned semi-detached house conveniently located in a quiet no through road close to Lee Station.

Home to the same family for over 20 years, the property is arranged to comprise an open-plan living/dining room, fitted galley kitchen and spacious conservatory on the ground floor, with three bedrooms and bathroom on the first floor. Well-presented and benefitting from gas fired central heating and double glazed windows, accommodation extends to approx. 1,183sqft. The garden is generous, and a detached garage is accessed via a shared driveway.

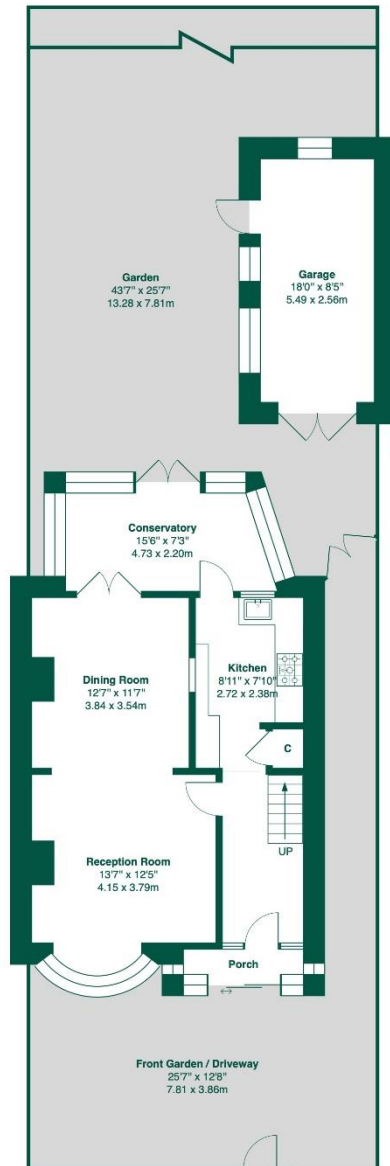
Other houses in the street have been extended both rearwards and into the loft so for those that might need even more space in the future, this property certainly offers potential (subject to the necessary consents).

This house sits in one of our favourite pockets of Lee. Quiet but convenient; with residents permits to prevent pesky commuters from nabbing the parking! We think it ticks the majority of boxes and it's certainly competitively priced, so why not call us to arrange a viewing?



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Ground Floor



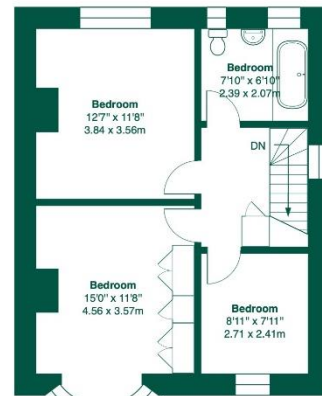
Dallinger Road, SE12

Approximate Gross Internal Area = 1183 sq ft / 109.9 sq m

Garage Area = 171 sq ft / 15.9 sq m

Approximate Total Area = 1334 sq ft / 123.9 sq m

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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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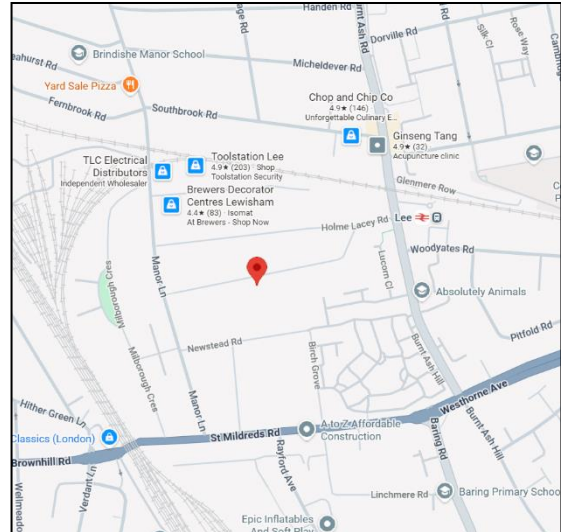
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Dallinger Road runs between Burnt Ash Hill (A2212) and Manor Lane, and no55 is set approximately half way along, on the Southern side of the street.

Lee Station is within a quarter mile and offers direct services into London Bridge, Cannon Street and London Charing Cross. The local shopping parade around the Station is home to a variety of local businesses including a pharmacy, dentist, hair salons, cafes, restaurants and a CoOp supermarket.

The local schooling will be a major draw for many buyers with St Winifred's, Baring & Brindishe primary schools along with Colfe's independent school all within easy walking distance.



Council Tax

The local authority is Lewisham Council and the property sits in Council Tax band D. The Council Tax rate payable for 2026/27 is £2,237.33.

Price

Offers in excess of £700,000 are invited for the vacant freehold interest.

Energy Performance

The property was last assessed for energy performance in 2025 and was awarded a certificate in Band D. The EPC is available by clicking the following link...

<https://find-energy-certificate.service.gov.uk/energy-certificate/0713-3955-5200-9345-4204>

Viewings

Keys are held and viewings can be arranged at short notice.

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