

## DILHORNE CLOSE LEE SE12



### PRICE £189,500 LEASEHOLD

A well presented and spacious split level first and second floor maisonette which is situated on Baring Road offering good access to Grove Park train station, bus routes and shopping facilities. Both the heating system and the rear windows have been upgraded in recent years and a new kitchen has been installed. Internal viewing is highly

- Private Front Entrance Door
- Lounge/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Combined Bathroom/WC
- Gas Central Heating
- Double Glazing
- Private Front Garden

# Dilhorne Close, Lee, SE12 OBL

## ENTRANCE

Private double glazed entrance door into:-

## HALL

Built-in storage cupboard, carpeted staircase to accommodation, glazed access door into:-

## LOUNGE/DINING ROOM

25'0 x 12'0 Double glazed windows to front and rear, carved wood feature fireplace surround, two radiators, fitted carpet, staircase to first floor and access to:-

## KITCHEN

9'7 x 6'4 New white wall and base units, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, rolled edge work tops. Space for fridge, plumbing for washing machine, inset gas hob and electric oven, wall mounted gas central heating boiler, vinyl floor covering, casement double glazed window to rear.

## STAIRS AND LANDING

Fitted carpet, access to loft and built-in storage cupboard. Doors to two bedrooms and bathroom.

## BEDROOM 1

12'2 x 11'11 Double glazed window to front, radiator, fitted carpet deep built-in wardrobe cupboard.

## BEDROOM 2

12'5 x 7'0 Double glazed window to rear, radiator, fitted carpet, deep built-in wardrobe cupboard.

## BATHROOM

White three piece suite comprising, pedestal wash hand basin, low level WC, panelled bath with mixer tap, and shower attachment, white tiled walls, vinyl floor covering, radiator, frosted double glazed window to rear.

## EXTERIOR

Private use of the front garden measuring approximately 40ft. Laid to lawn with flower bed border.

## TENURE

Leasehold. Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. We are given to understand that the lease is in the region of 149 Years. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

## LOCAL AUTHORITY

London Borough of Lewisham

## VIEWING

By prior appointment through Vendors Agent John Payne Lee Branch - 119 Burnt Ash Road SE12 8RA on 020 8852 8633

E-mail us on [lee@johnpayne.co.uk](mailto:lee@johnpayne.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

## PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.