



EXFORD ROAD LEE SE12

PRICE £329,950 FREEHOLD

A well presented extended Four bedroom chalet style 1930's semi detached family home situated in a desirable residential road with transport links to both Lee and Grove Park train stations. This spacious property has been well maintained throughout and benefits from a beautiful 140ft rear garden and detached garage. Internal viewing is highly recommended.

- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom
- Ground Floor Shower Room
- Double Glazing
- Detached Garage
- 140ft Rear Garden

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Exford Road, Lee, SE12 9HD

Wood entrance door with double glazed windows either side leading to :-

ENTRANCE HALL

8'6 x 7'0. Vinyl floor, radiator, dado rail, picture rail, built-in cloaks cupboard, wood panelled access doors to all rooms. Staircase leading to landing.

LOUNGE

16'3 x 12'3. Double glazed square bay window to front, oak floor, radiator, tiled fireplace with living flame gas fire, picture rail.

DINING ROOM

21'8 x 12'3 narrowing to 8'2. Double glazed sliding patio doors to rear. Clear Beech floor, radiator, under stairs storage cupboard, picture rail.

BEDROOM 4/STUDY

9'10 x 7'6. Leaded light window to side, double glazed window to front, fitted carpet, radiator, picture rail.

SHOWER ROOM

Leaded light window to side, vinyl floor, chrome ladder style radiator, shower cubicle with plumbed in shower, vanity sink unit with storage cupboard underneath, low level WC, tiled walls.

KITCHEN

10'5 x 10'4. Double glazed door to rear leading to garden, double glazed window to rear, ceramic tiled floor, radiator, range of wall and base units with work surfaces over, built-in electric oven, gas hob with extractor hood over, plumbing for washing machine, and dishwasher, stainless steel drainer sink, part tiled walls.

LANDING

Circular stained glass leaded light window to side, fitted carpet, dado rail, built-in airing cupboard, access to loft, wood panelled access doors to all rooms.

BEDROOM 1

13'8 into bay x 10'2 plus depth of wardrobes. Double glazed bay window to front, fitted carpet, radiator, built-in wardrobes to one wall.

BEDROOM 2

12'2 x 11'0. Double glazed window to rear, radiator, fitted carpet, picture rail.

BEDROOM 3

10'2 x 7'4. Leaded light window to side, fitted carpet, radiator, built-in wardrobe.

BATHROOM

10'10 x 7'4. Leaded light window to side, vinyl floor, corner bath with mixer tap, pedestal wash basin, low level WC, bidet, part tiled walls, cupboard housing central heating boiler, radiator.

APPROXIMATELY 140FT REAR GARDEN

Beautiful garden mainly laid to lawn with variety of shrubs and trees, and fruit trees, paved patio area, gated side access, shed to remain, water tap.

DETACHED GARAGE

With power and light and to the rear is a potting shed, double glazed window to rear.

TENURE: FREEHOLD

LOCAL AUTHORITY

London Borough of Lewisham

VIEWING

Viewing by prior appointment through Vendors Sole Agents John Payne
119 Burnt Ash Road SE12 8RA 020 8852 8633
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Floorplan



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-30) F		35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-30) F		30	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 not 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.

Additional Photos of Exford Road Lee SE12



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