

HEATHER ROAD LEE SE12



PRICE £365,000 FREEHOLD

A well presented and spacious four bedroom Edwardian semi detached family home boasting many period style features. This character property is conveniently located for Lee and Grove Park train stations, bus services and schools. An early viewing is highly recommended.

- Four Double Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Spacious Kitchen
- 57ft Rear Garden
- En-suite Bathroom
- Character Features
- Four Piece Modern Bathroom
- Gas Central Heating
- Good Decorative Order

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Heather Road, Lee, SE12 0UQ

ENTRANCE HALL

Hardwood door to front with stained glass leaded light inserts. Two stained glass leaded light windows to front. Ceiling rose, coved ceiling, dado rail, single radiator, understairs storage cupboard housing utility meters. Stripped wood flooring, door to WC. Stairs to first floor.

WC

Obscure window to side, wash hand basin, low level WC, fully tiled walls, laminate wood flooring.

LOUNGE

15'10 into bay x 14' Max. Casement bay window to front, double radiator, feature gas fire with cast iron surround, tiled inserts and granite hearth. Ceiling rose, coved ceiling, picture rail, high skirting, stripped wood flooring.

DINING ROOM

15'5 x 12' Max. Two windows to rear, glazed door leading to garden, coved ceiling, ceiling rose, feature cast iron gas fire with wooden mantel and granite hearth, picture rail, double radiator, stripped wood flooring, high skirting.

KITCHEN

19' 0 x 9'0. Two double glazed sky lights to rear, two single radiators, double half glazed doors to garden, window to side, range of oak wall and base units, with granite effect work surfaces over, stainless steel 1 ½ bowl sink and drainer, 'Baumatic' range oven with five ring gas hob, integrated fridge, freezer and dishwasher. Wall mounted combination gas boiler, ceramic tiled floor.

LANDING

Stained glass sash window to side, fitted carpet, stairs to second floor,

BEDROOM 1

16' into bay x 13'0. Casement bay window to front, double radiator, built-in cupboard, coved ceiling, picture rail, feature cast iron fireplace with tiled inserts.

BEDROOM 2

15'5 x 12'0. Two sash windows to rear, single radiator, feature cast iron fireplace with granite hearth, coved ceiling, picture rail, fitted carpet.

BEDROOM 3

11'7 x 9'0. Two sash windows to rear, single radiator, coved ceiling, laminate wood flooring.

BATHROOM

8'7 x 8'0. Obscure stained glass casement windows to front, shower cubicle, heated towel rail, pedestal wash hand basin, low level WC, panelled bath with telephone style mixer taps, local tiling, ceramic tiled floor, downlights, coved ceiling.

BEDROOM 4

14'10 x 12'0. Four double glazed skylights, laminate wood flooring, eaves storage, window to side, downlights.

EN-SUITE

10'4 x 5'9. Panelled bath, double glazed sky light, shower cubicle, pedestal wash hand basin, low level WC, laminate wood flooring, fully tiled walls,

MATURE REAR GARDEN

The rear garden is approximately 57ft, patio area, mainly laid to lawn with mature shrub borders, wooden shed to rear, outside tap.

TENURE: FREEHOLD

LOCAL AUTHORITY

London Borough of Lewisham

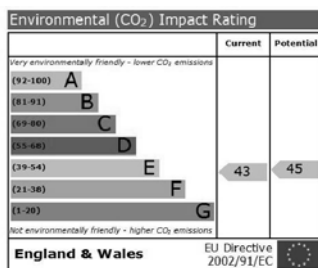
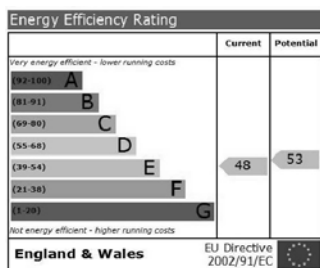
VIEWING

Viewing by prior appointment through Vendors Sole Agents John Payne 119 Burnt Ash Road Lee SE12 8RA 020 8852 8633 email lee@johnpayne.co.uk.

Floorplan



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 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 Heather Road Lee SE12

