

HOLME LACEY ROAD LEE SE12



PRICE £329,950 FREEHOLD

A spacious 1930's three bedroom semi detached house situated in a popular residential road within easy reach of both Lee and Hither Green train stations, local schools and shops. The house is in excellent decorative order throughout and an internal viewing is highly recommended.

- Two Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Bathroom With White Suite
- Double Glazing
- Gas Central Heating
- Approx 50ft Garden
- Garage & Driveway
- Popular Location
- Chain Free

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

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

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Holme Lacey Road, Lee, SE12 0HR

Double glazed porch leading to wood panelled front door.

ENTRANCE HALL

Laminate wood flooring, radiator, carpeted staircase to landing, understairs storage cupboard, further understairs storage cupboard housing utility meters, dado rail, picture rail, coved ceiling.

LOUNGE

15'0 into bay x 13'8 Double glazed bay window to front, laminate wood flooring, radiator, tiled fireplace with living flame gas fire, picture rail, coved ceiling.

DINING ROOM

12'4 x 11'6 Double glazed French doors to rear leading to garden, laminate wood flooring, radiator, tiled fireplace with tiled hearth, picture rail, opening to:-

KITCHEN

9'0 x 7'10 Double glazed window to rear, laminate wood flooring, wall and base units with work surfaces over, stainless steel 1½ bowl sink and drainer, stainless steel range style gas cooker to remain with chimney style extractor hood over, integral dishwasher and washing machine to remain, tumble dryer to remain, cupboard housing wall mounted combination boiler, part tiled walls.

LANDING

Double glazed window to side, fitted carpet, radiator, dado rail, access to boarded loft via retractable ladder.

BEDROOM 1

15'2 into bay x 11'6 Double glazed bay window to front, fitted carpet, radiator, range of mirrored fitted wardrobes, picture rail, coved ceiling.

BEDROOM 2

12'9 x 11'6 Double glazed window to rear, laminate wood flooring, radiator, built in dressing table to alcove, picture rail.

BEDROOM 3

9'0 x 8'0 Double glazed window to front, laminate wood flooring, radiator, picture rail.

BATHROOM

Two double glazed windows to rear, ceramic tiled flooring, radiator, wall mounted ladder style heated towel rail. White suite comprising tiled panelled bath with mixer tap and shower attachment, shower cubicle with electric shower unit, pedestal wash hand basin, low level WC, part tiled walls, inset spotlights, extractor fan.

APPROX 50FT REAR GARDEN

Mainly laid to lawn with gravelled borders, raised patio area, water tap, wooden shed to remain.

GARAGE

Attached garage with double doors to front, power and light. Rear access door leading to garden. To the front is off street parking.

TENURE: FREEHOLD

LOCAL AUTHORITY

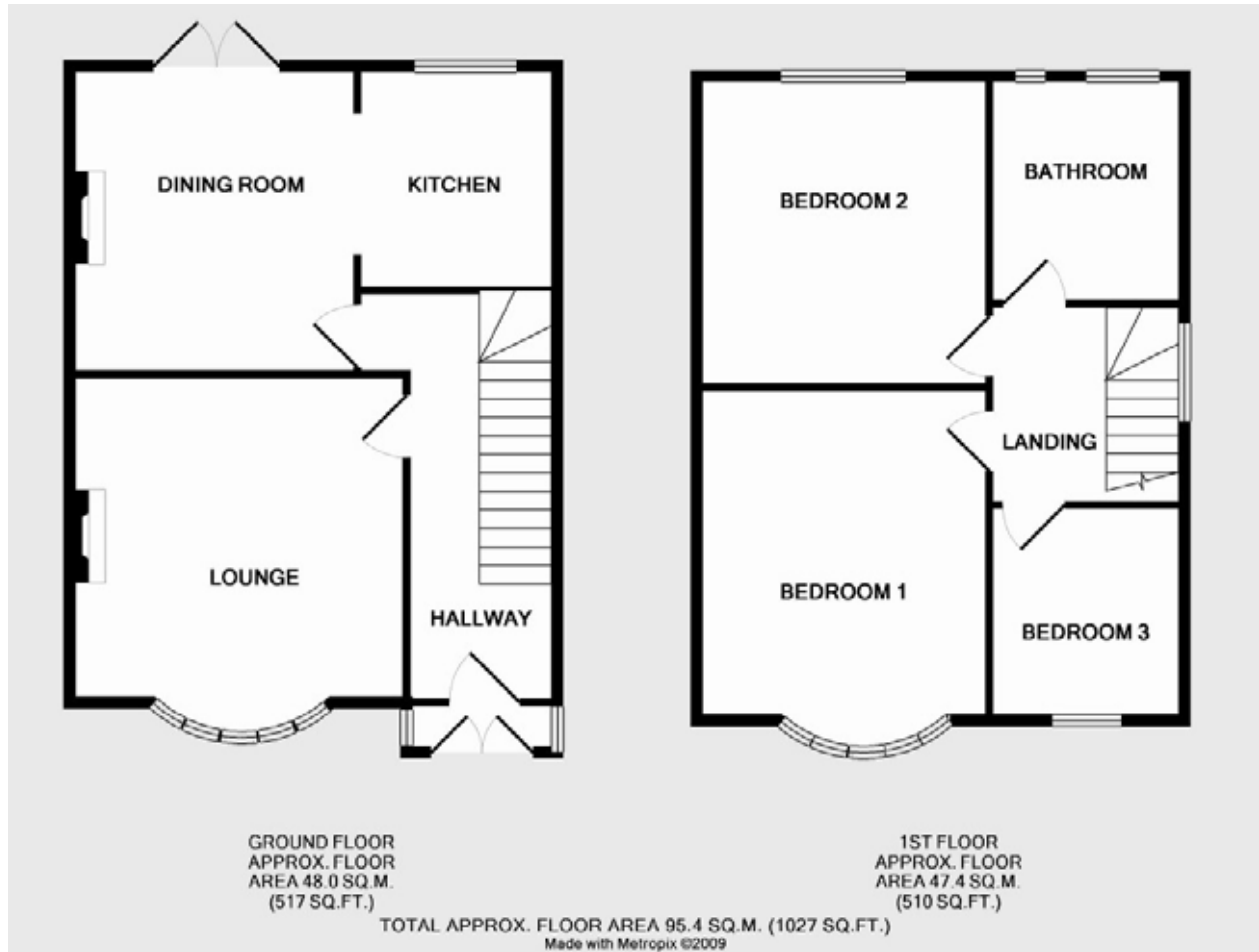
London Borough of Lewisham

VIEWING

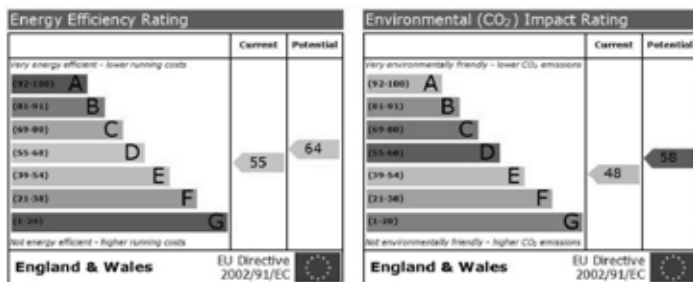
By prior appointment through Vendors Sole Agents John Payne -119 Burnt Ash Road Lee SE12 8RA 020 8852 8633

E-mail 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 Holme Lacey Road Lee SE12

