



HOLME LACEY ROAD LEE SE12

PRICE £365,000 FREEHOLD

A well presented four bedroom 1930's built semi detached family home located in a desirable residential road within easy reach of Lee main line train station, local shops and schools. The property benefits from having had the loft converted to create a fourth bedroom and is offered to the market CHAIN FREE. Internal Viewing Highly Recommended.

- Four Bedrooms
- Lounge
- Dining Room opening to
- Fitted Kitchen
- Bathroom with White Suite
- Gas Central Heating
- South Facing Garden
- Detached Garage
- Chain Free
- Popular Location

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Holme Lacey Road, Lee, SE12 0HP

Part glazed wood panelled front door leading to:-

ENTRANCE HALL

Stripped wood floor, radiator, two understairs storage cupboards, coved ceiling.

LOUNGE

15'4 into bay x 13'6. Square bay window to front with stained glass leaded light fanlights above. Stripped wood floor, radiator, cast iron feature fireplace with living flame gas fire and marble hearth, coved ceiling.

DINING ROOM

12'6 x 11'6. French doors to rear leading to garden, stripped wood floor, radiator, cast iron period fireplace, built in shelves and cupboards to both alcoves, coved ceiling, opening to:-

KITCHEN

9'0 x 8'3. Double glazed window to rear, stripped wood floor, range of wall and base units with wooden work surfaces over, integral stainless steel sink and drainer with mixer tap, gas cooker, washing machine, dishwasher and fridge/freezer to remain, cupboard housing wall mounted combination boiler, part tiled walls.

LANDING

Window to side, fitted carpet, built in storage cupboard, door to staircase leading to bedroom 4.

BEDROOM 1

15'5 into bay x 11'8. Square bay window to front with stained glass leaded light fanlights above, laminate wood flooring, radiator.

BEDROOM 2

11'8 x 9'3. Double glazed window to rear, fitted carpet, radiator, understairs storage cupboard.

BEDROOM 3

10'6 max x 8'0. Window to front with stained glass leaded light fanlights above, fitted carpet, radiator,

BATHROOM

Two windows to rear, ceramic tiled floor, chrome ladder style radiator, white suite comprising panelled bath with mixer tap and shower attachment, shower cubicle with plumbed in shower, low level WC, pedestal wash basin, part tiled walls.

BEDROOM 4

12'10 x 16'4. Velux windows to front and rear, fitted carpet, radiator.

SOUTH FACING GARDEN

Rear garden measuring approximately 60ft. Tiered lawn areas with a variety of shrubs, patio area, tap, gated access leading to:-

DETACHED GARAGE

Measuring 19'0 x 9'2. Double wooden doors to front, 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	54	54	
(21-38) F			
(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	47	47	
(21-38) F			
(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 Holme Lacey Road Lee SE12



Ref: 1978/L/CW/SD/31/03/10