



## WINN ROAD LEE SE12

PRICE £399,950 FREEHOLD

A 1930s built three bedroom detached bungalow offering versatile and spacious accommodation throughout and benefiting from having had the loft converted to provide an extra bedroom and bathroom. This well presented property is situated in a popular residential road equidistant to both Lee & Grove Park train stations with local shops & schools close by.

- Lounge
- Dining Room
- Fitted Kitchen/Breakfast Rm
- Three Bedrooms
- Two Bathrooms
- En-suite Shower room
- Double Glazing
- Gas Central Heating
- Approx 65ft Rear Garden
- Detached Garage

**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.

Winn Road, Lee, SE12 9EX

#### **ENTRANCE PORCH**

Multi-paned wooden entrance door, windows to one side, ceramic tiled flooring, part glazed wood panelled front door leading to:-

#### **ENTRANCE HALL**

Fitted carpet, radiator, dado rail, staircase leading to landing, coved ceiling.

#### **LOUNGE**

14'6 into bay x 14'0 Double glazed square bay window to front, double glazed window to side, fitted carpet, radiator, cast iron living flame gas fire place with slate hearth marble surround and mantle, dado rail, coved ceiling.

#### **DINING ROOM**

15'1 x 12'2 Double glazed windows to side and rear, double glazed door to rear leading to garden, laminate wood flooring, radiator, dado rail, coved ceiling.

#### **KITCHEN/BREAKFAST ROOM**

13'8 x 11'7 Double glazed window to front, double glazed door to side, laminate wood flooring, radiator, range of wall and base units with work surfaces over, stainless steel 1½ bowl drainer sink, stainless steel electric oven and gas hob with extractor hood over, integral dishwasher to remain, plumbing for washing machine, space for fridge freezer, built in storage cupboard housing wall mounted combination boiler, part tiled walls, inset downlights.

#### **BEDROOM 1**

18' 4 narrowing to 9'10 x 9'9 Double glazed window to rear, fitted carpet, radiator, picture rail, coved ceiling, large walk-in understairs storage cupboard, door to :-

#### **EN SUITE**

Ceramic tiled flooring, wall mounted chrome towel rail, shower cubicle with low screen, and electric shower, low level WC, pedestal wash basin, part tiled walls, extractor fan, coved ceiling.

#### **BEDROOM 2**

14'0 x 9'11 Double glazed windows to side and rear, fitted carpet, radiator, picture rail, built-in linen cupboard, coved ceiling.

#### **BATHROOM**

Double glazed window to side, ceramic tiled flooring, radiator, white suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin, inset downlights.

#### **LANDING**

Fitted carpet, access door to :-

#### **BEDROOM 3**

20'8 narrowing to 8'6 x 19'0 narrowing to 8'4 L-SHAPED Velux windows to side and rear, fitted carpet, radiator, access to eaves storage.

#### **BATHROOM**

Velux window to front, ceramic tiled flooring, radiator, white suite comprising corner bath with mixer tap and shower attachment. Low level WC, pedestal wash basin, access to eaves storage, part tiled walls.

#### **EXTERIOR**

Rear garden measures approximately 65ft wide, mainly laid to lawn with shrub and tree border, paved patio area, water tap, wood shed to remain, gated side access.

#### **DETACHED GARAGE**

15'8 x 11'2 Up and over door, power and light, rear access.

#### **FRONT**

This is paved to provide off-street parking.

#### **TENURE; FREEHOLD**

Particulars of the title and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

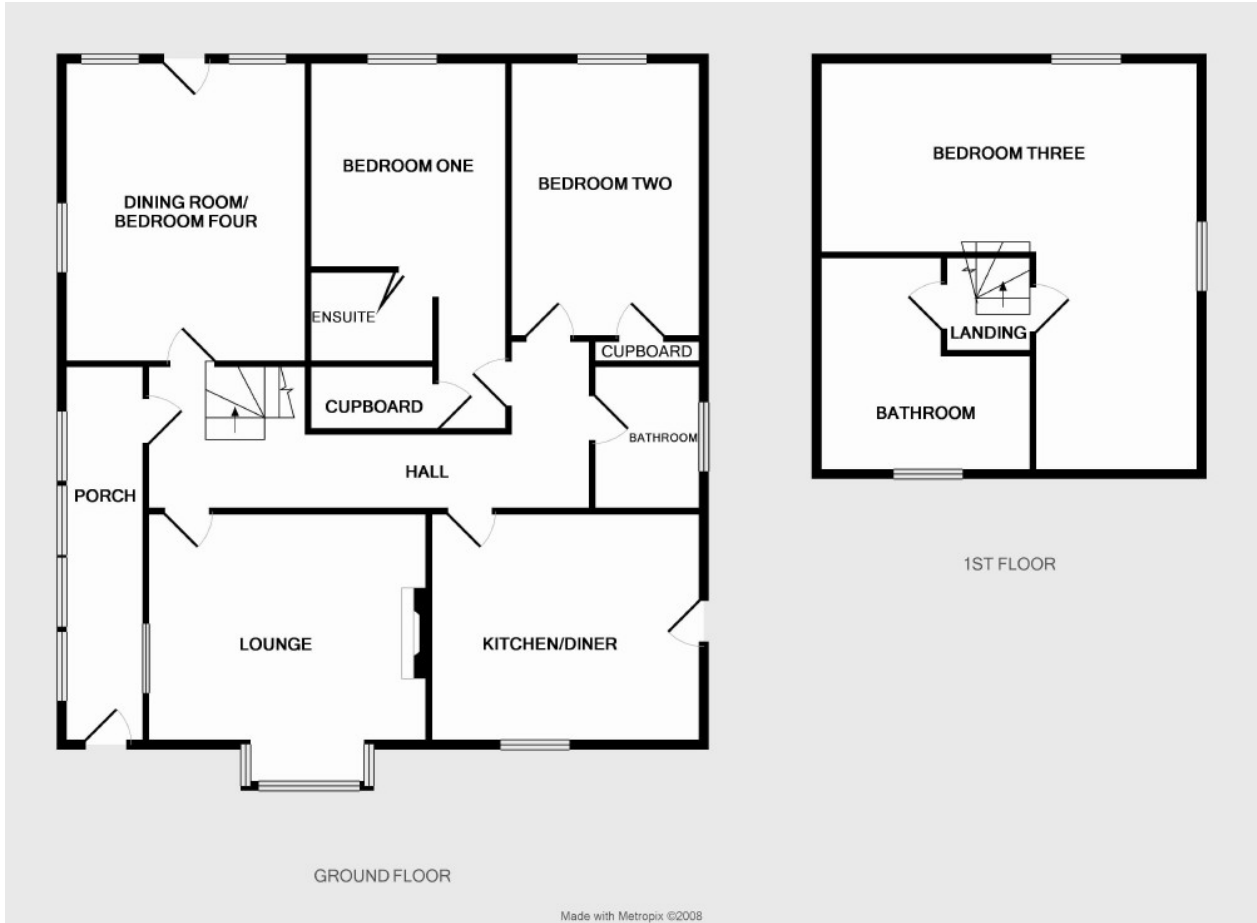
#### **LOCAL AUTHORITY**

London Borough of Lewisham

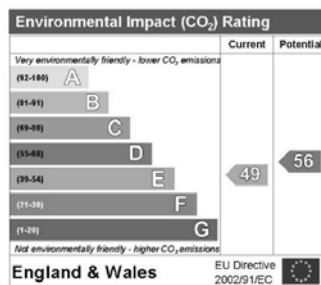
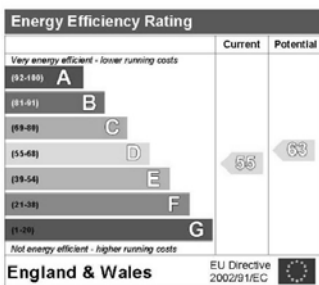
#### **VIEWING**

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

# Floorplan



## Energy Performance Certificate

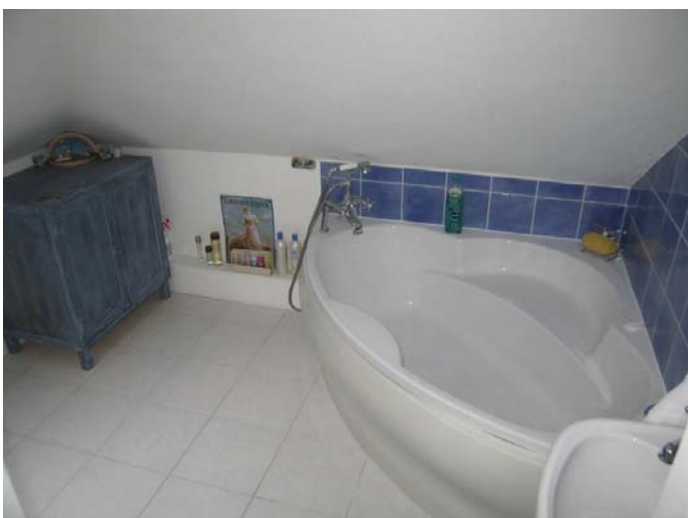


## Property Descriptions

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 Winn Road Lee SE12



Ref: 30/L/CW/TP/56/06/10