

St. Mildreds Road, Lee, London, SE12

3 2 1

Guide price of £550,000 - £575,000 *Freehold*

A charming and beautifully presented three bedroom family home, extending to approximately 1,158 sq ft with a 48ft south-facing garden and the added benefit of off-street parking for two cars to the rear.

KEY FEATURES

- semi-detached family home
- approx. 1,158 sq ft of well-balanced accommodation
- two generous reception rooms with period character
- 48ft south-facing rear garden with patio and lawn
- off-street parking for two cars to the rear
- convenient for local shops, schools, parks and transport links





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The ground floor offers well-balanced and characterful accommodation, with two generous reception rooms providing excellent flexibility for family living, dining and entertaining. The front reception features an attractive bay window, fireplace and a warm period feel, while the rear reception enjoys a lovely outlook over the garden, with French doors opening directly outside. there is also a well-planned kitchen with smart fitted units, integrated appliances and direct garden access, along with a useful downstairs wc.

Upstairs, there are three bedrooms, including two particularly generous doubles and a further single bedroom, ideal as a child's room, guest room or home office. the bathroom is fitted with a white suite, and there is also a separate wc, making the layout practical for family life.

To the rear, the property enjoys a superb 48ft south-facing garden, arranged with a paved seating area and lawn, creating an excellent space for outdoor dining, entertaining and relaxing. beyond the garden is off-street parking for two cars, a rare and valuable feature in this location.

This is a lovely family home sold chain free with excellent proportions, period character, generous outside space and the convenience of private parking. St Mildreds Road is well placed for local shops, schools, parks and transport links, with Lee, Hither Green and Lewisham all within easy reach, along with the open spaces of manor house gardens, Blackheath and Greenwich park. Your earliest viewing is highly recommended.





MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

Mobile signal: Yes

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

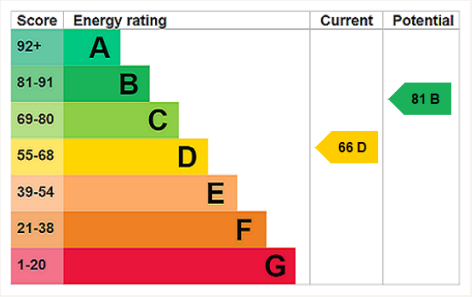
Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years









For more information, scan the QR code or visit the link below

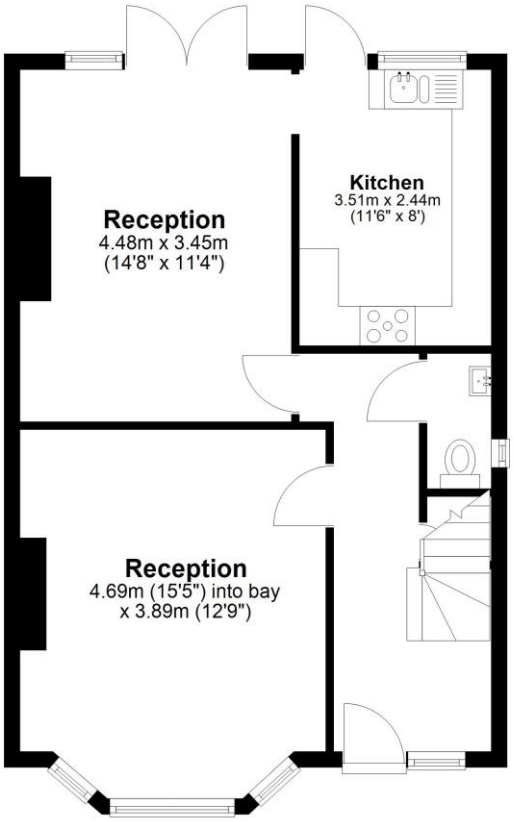
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

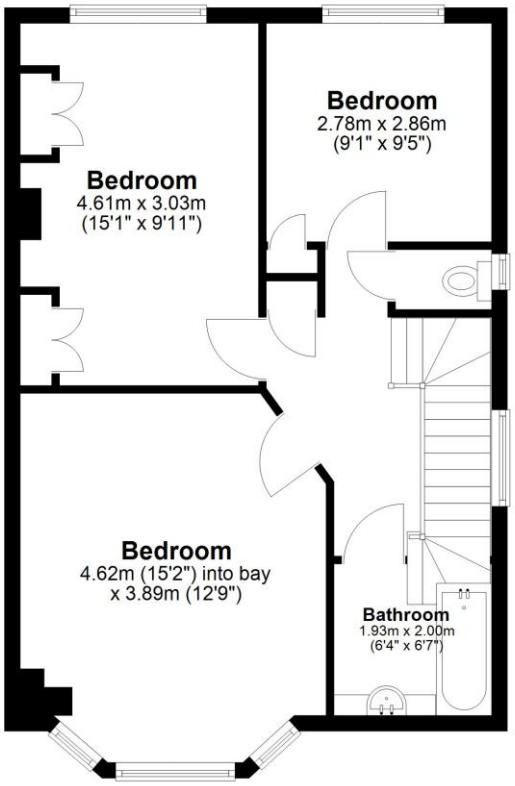
Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 sq. feet)

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