



MICHELDEVER ROAD, LEE, LONDON, SE12 8LX
OIEO £1,750,000 FREEHOLD

A SUBSTANTIAL AND HIGHLY SOUGHT AFTER FOUR DOUBLE BEDROOM (ORIGINALLY FIVE), THREE BATHROOM, TWO RECEPTION ROOM, SEMI-DETACHED "FRENCH MANSARD" HOME WITH A FANTASTIC 102' SOUTH FACING GARDEN SITUATED IN THIS PRIME LEE CONSERVATION AREA CLOSE TO LEE AND HITHER GREEN STATIONS, MANOR HOUSE GARDENS AND BRINDISH AND COLFES SCHOOLS.

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DESCRIPTION:

The property boasts a wealth of period character and charm and is in very good decorative order although offers scope to enhance. Features include: very high ceilings, ornate cornicing, feature fireplaces with marble surrounds, wood flooring, sash windows (partially double glazed) and gas fired central heating with feature radiators.

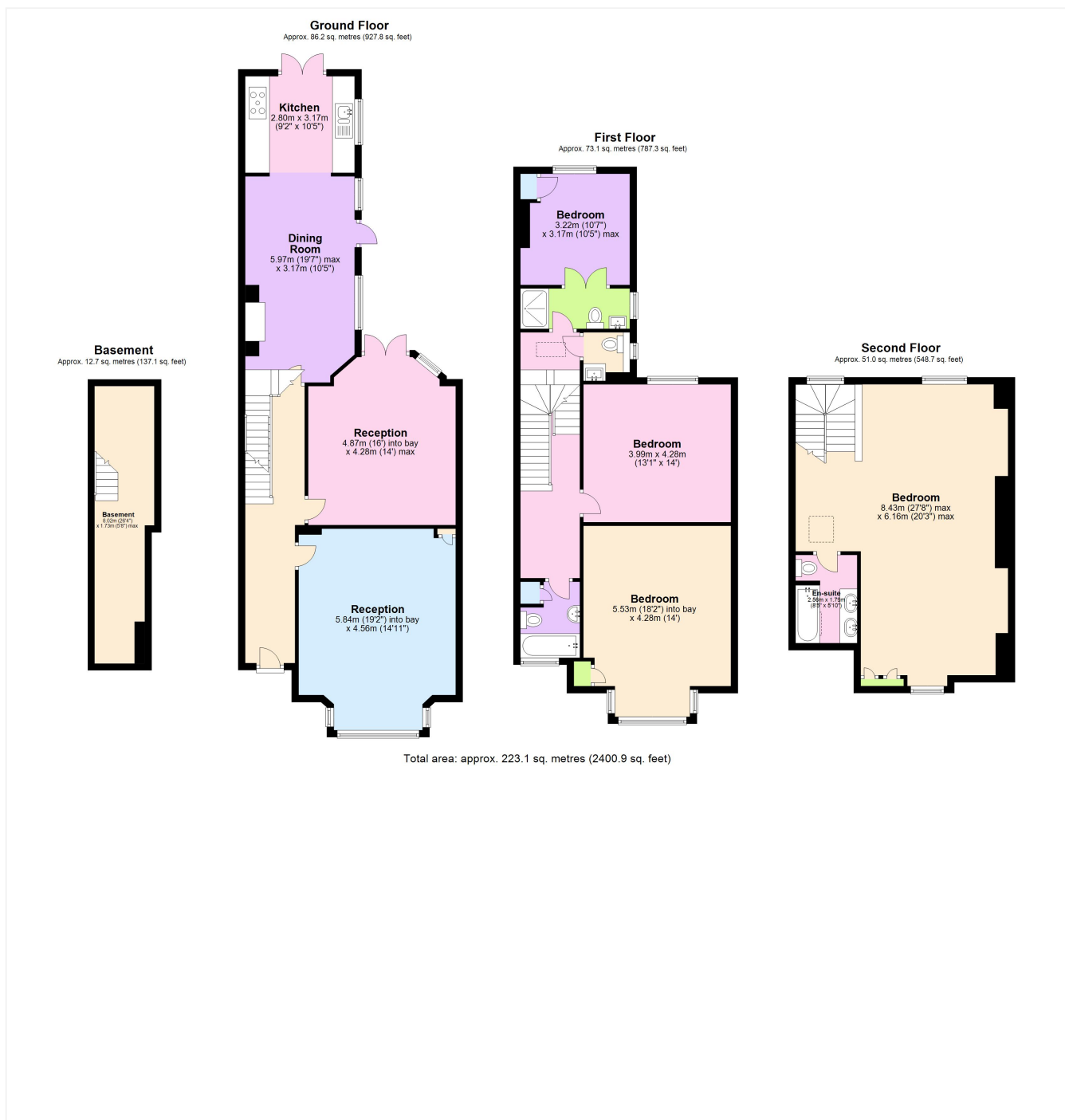
The accommodation briefly comprises to the ground floor; a large entrance hall, very large kitchen diner to the rear and two large and elegant reception rooms with an incredible and moveable adjoining wall that can be raised or lowered to create a huge through reception room. There is also understairs storage and access down to a cellar. Upstairs the first floor offers a huge double bedroom to the front with bay window, built in cupboard and feature fireplace with marble surround, a second large double bedroom, family bathroom and a third double bedroom/guest room access via a shower room with a separate WC. Finally, the top floor has been opened up to provide a vast bedroom with an ensuite bathroom with his and her wash basins. Originally the top floor would have been two large doubles and could easily revert. To the rear of the property is a fantastic 102ft landscaped south facing garden with York stone patio, pond, lawn, mature shrubs, flower beds, shed and side access with off street parking for two cars to the front drive.

This is an impressive home and will be extremely popular. View asap. Video tour can be seen at Winkworth.co.uk

Micheldever Road is the flagship road of the Lee Conservation area and close to both Lee and Hither Green train stations, Manor House Gardens and Blackheath Village. Travel time from Hither Green station to London Bridge is 9 minutes. Hither Green and Lewisham station give access to Cannon Street, Charing Cross, Waterloo East and Victoria as well as Canary Wharf via Lewisham DLR. There are several Ofsted rated 'outstanding' primary schools and excellent children's day nursery options close by in Lee and Blackheath. Colfes is just a 4 minutes' walk and there are school bus pickups on Handen Road for both Eltham College and Farringtons.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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