



Micheldever Road, Lee, London, SE12

Guide Price £1,500,000-£1,650,000 *Freehold*

5  2  2 

A substantial and highly sought-after five bedroom, end of terrace, Victorian family house spanning circa 2,283 sq.ft (including cellar) and enjoying a wonderful south-facing rear garden, with enormous scope to enhance and personalise.

KEY FEATURES

- double fronted end of terrace
- prestigious location
- south facing garden
- off street parking
- in need of modernisation
- chain free
- Lee Conservation Area



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The accommodation is arranged over three floors and begins with a welcoming entrance hall with access down to the cellar (ideal storage/wine room). To the front is an impressive 24'4 through reception room, while to the rear sits a superb 22'2 sun room opening out to the garden, a brilliant everyday family space and perfect for entertaining. Alongside is a generous 26'9 kitchen/dining room, with a ground floor WC and a separate utility room with shower, adding real practicality for busy family life.

Upstairs, the first floor provides four bedrooms, including a magnificent bay-fronted principal room (17'5), plus a family bathroom. The top floor is home to a large loft bedroom with extensive eaves storage, as well as a sizeable additional store room, offering excellent flexibility for home working, hobbies or future reconfiguration.

Externally, the rear garden is a real highlight: a broad terrace leads to an extensive lawn bordered by established shrubs and planting, creating a secluded, green backdrop with huge potential. There is side access and off street parking to the front.

The house retains plenty of period charm and offers the incoming buyer a rare opportunity to modernise to taste and create a truly outstanding long-term home. Early viewing is strongly recommended and the property is sold chain free.

Micheldever Road is the flagship road of the Lee Conservation area and close to the hugely popular Manor House Gardens with children's play park, a pond and a farmers market every Saturday. Just 550 metres away is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station giving access into Central London and London Bridge only 11 minutes away. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe Green Primary School, Colfes is just a 4 minutes' walk and there are school bus pickups on Handen Road for both Eltham College and Farringtons. Blackheath Village with its array of boutiques, bars and restaurants is also



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: tbc

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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

Last flood date:

Does the property have flood defences: Property does not have flood defences



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



<https://www.winkworth.co.uk/sale/property/BLA240764>

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.



Approx. 7.8 sq. metres (84.0 sq. feet)



Approx. 100.8 sq. metres (1085.2 sq. feet)



Total area: approx. 212.3 sq. metres (2285.6 sq. feet)

Approx. 68.4 sq. metres (736.6 sq. feet)

