



**LENHAM ROAD, LEE, LONDON, SE12 8QN**  
**£625,000 FREEHOLD**

**JUST A SHORT WALK FROM BLACKHEATH VILLAGE AND MANOR HOUSE GARDENS, IS THIS THREE BEDROOM MODERN HOUSE IN EXCELLENT CONDITION THROUGHOUT.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**





### DESCRIPTION:

Just a short walk from Blackheath Village and Manor House Gardens, is this three bedroom modern house in excellent condition throughout.

The property is in excellent decorative order with features including, luxury vinyl flooring, high ceilings, double glazed windows and gas fired central heating. The accommodation comprises an entrance hallway, a large (14'6x14') open plan living room which leads onto the newly fitted bespoke kitchen and dining space. There is a pretty front garden and a beautiful 50ft landscaped rear garden with paved area and flowerbeds.

Upstairs are three bedrooms including a spacious (12'2x10') master and a lovely modern bathroom.

This is a superb home and your immediate viewing is highly recommended. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Lenham Road is very close to Manor house gardens, Lee, Hither Green, Lewisham stations and just a short walk into Blackheath Village with its array of boutiques, bars, restaurants and Station. Travel times to London Bridge are 7 minutes from Lewisham Station and there is access to Canary Wharf, via DLR, London Canon Street, Charing Cross, Waterloo East and Victoria. There are several Ofsted rated "Outstanding" primary schools close by and a popular children's day nursery is 30 seconds away.

### AT A GLANCE

- three bedrooms
- newly refurbished
- 886 sq ft.
- close to Blackheath Village
- moments from Manor House Gardens
- landscaped garden









# Lenham Road, SE12

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft  
(Excluding Shed)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID579935)

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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	