

SOUTHBROOK ROAD, LEE, LONDON, SE12 8LL
OIRO £1,500,000 FREEHOLD

A SUBSTANTIAL AND HIGHLY SOUGHT AFTER FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, DOUBLE FRONTED SEMI-DETACHED VICTORIAN HOUSE SPANNING 2,237 SQ.FT AND WITH AN 80FT GARDEN AND A GARAGE, SITUATED WITHIN THE PRESTIGIOUS LEE CONSERVATION AREA.

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Winkworth

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DESCRIPTION:

The current vendors have lived here for over 40 years and although the property has been well maintained the property would benefit from modernisation. Features include; very high ceilings, ornate corning, sash windows, Sanderson shutters, stripped floorboards and gas fired central heating.

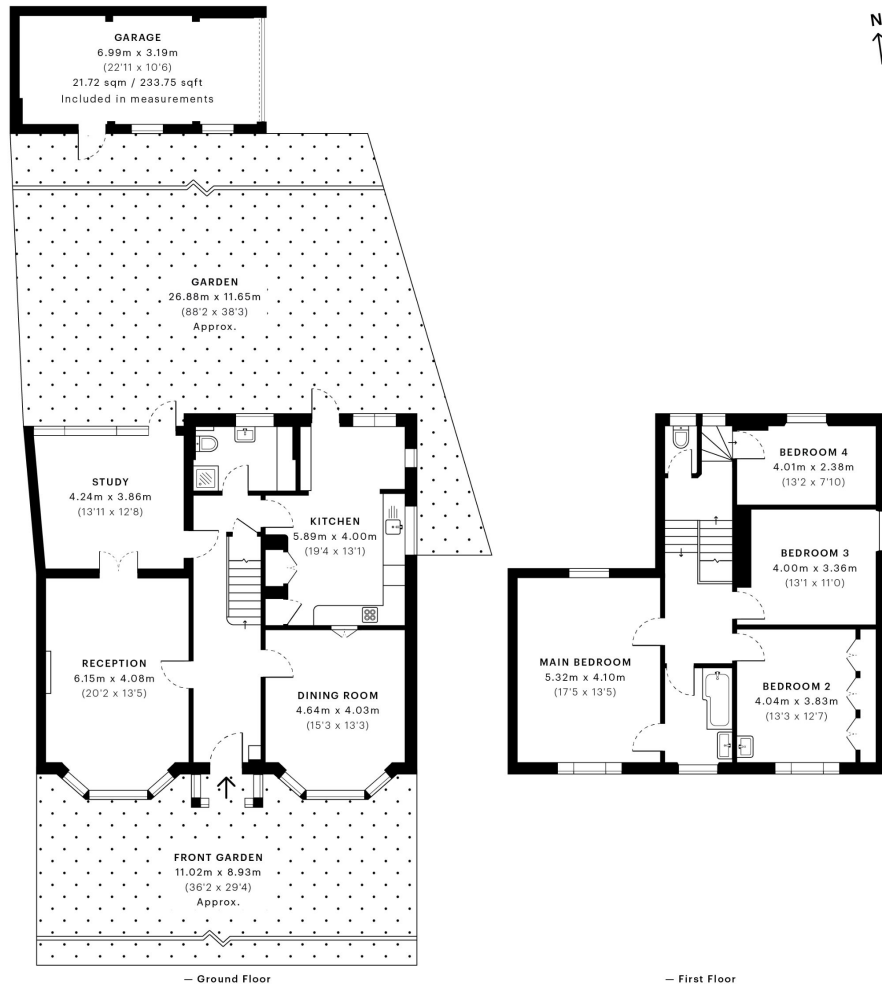
The accommodation briefly comprises to the ground floor; a large entrance hall, an impressive dining room and large living room with feature fireplace and interconnecting doors to a third reception room which currently serves as a large study, large kitchen breakfast room with a modern John Lewis kitchen with granite worktops and under floor heating and a shower room/utility room. Upstairs are four double bedrooms including a huge dual aspect master bedroom with jack and jill ensuite to the family bathroom and a separate WC. To the rear of the property is a 80ft walled garden with patio, lawn, flower beds, pond and a garage to the rear with side access from Wantage Road.

This is a wonderful family home with fantastic potential to extend and enhance. It will be extremely popular; your immediate viewing is essential. Virtual tour can be seen at Winkworth.co.uk

The property is set in the heart 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.







GROSS INTERNAL AREA (GIA)
The footprint of the property
207.91 sqm / 2237.92 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
172.91 sqm / 1861.19 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 207.25 sqm / 2230.82 sqft
IPMS 3C RESIDENTIAL 195.79 sqm / 2107.47 sqft

SPEC ID 62f61caac4854d0e2877f8fe

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.