



**TAUNTON ROAD, LEE, LONDON, SE12 8PA**  
**GUIDE PRICE £900,000-£950,000 FREEHOLD**

**A BEAUTIFUL AND LARGE FOUR BEDROOM END OF TERRACE HOUSE WITH SOUTH FACING GARDEN AND GARAGE, LOCATED ON THIS POPULAR ROAD CLOSE TO THE SOUGHT AFTER BRINDISHE LEE PRIMARY SCHOOL AND THE POPULAR MANOR HOUSE GARDENS.**

**Blackheath | 0208 8520999 | blackheath@winkworth.co.uk**

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## DESCRIPTION:

Spanning over 1448 sq ft. the property is a great size and is in excellent condition throughout with many period features including feature fireplaces, double glazed sash windows, detailed cornicing, and beautiful wooden flooring.

The property briefly comprises of; a large 14'6x13'0 through reception room with bay window to the front leading onto a rear extension with a fitted, modern and stylish kitchen. There is also a downstairs w/c and plenty of storage. Upstairs is an extremely large bathroom with free standing bath and walk in shower.

On the first floor are two large double bedrooms and a third single bedroom or home office with an additional double bedroom or potential home office on the second floor, there is also a large boarded loft space. Additional benefits include a cellar, a well maintained south facing garden and a garage with lighting and power which provides off street parking or additional storage space.

This is a wonderful home with lots of character, your immediate viewing is highly recommended. There is no chain.

The house is located in the outstanding Lee Conservation area and opposite Manor House Gardens with children's play park, a pond and a farmers market every Saturday. Just 500 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. Blackheath Village with its array of boutiques, bars and restaurants is also close by.

## AT A GLANCE

- Victorian home
- four bedrooms
- garage
- large family bathroom
- south facing garden
- opposite Manor House Gardens
- very close to Brindishe Lee School
- close to stations
- period features







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	
A (92-100)	
B (81-91)	
C (69-80)	70
D (55-68)	
E (39-54)	45
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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