



Woodyates Road, Lee, London, SE12

£850,000 *Freehold*

Found very close to Lee station and boasting a superb 90ft south-facing garden, this beautifully updated and extended four bedroom, two bathroom semi-detached home offers excellent family space across three floors with driveway parking for two/three cars.



KEY FEATURES

- beautiful family home
- four bedrooms
- two bathrooms
- extended
- semi-detached
- landscaped South facing garden
- off street parking
- very close to station



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A wide entrance hall leads to a generous dual-aspect through reception with bay window, wood burner and timber floors, perfect for everyday living and entertaining. To the rear, the bright L-shaped kitchen/diner sits under a striking vaulted ceiling with skylights, flowing to the decked terrace and garden for effortless indoor-outdoor living. A convenient shower room/utility and a large walk-in store complete the ground floor. Upstairs are two spacious double bedrooms and a large single, served by a modern family bathroom. The loft conversion provides a further double bedroom with good eaves storage, creating a flexible layout for guests, older children or a quiet home office.

The garden is a real showpiece: a broad decked terrace for summer dining leading to a long level lawn bordered by immaculate beds and mature shrubs, with a pretty pond, greenhouse and shed. The rear aspect opens to woodland beyond, giving a wonderful sense of privacy and green views year-round.

With stylish décor, double glazing and gas central heating, this is a turnkey family home in a prime location, moments from excellent schools, Manor House Gardens and swift links to London from Lee. Viewing highly recommended.

Located within just a few minutes' walk of Lee station with commuters benefiting from quick access into central London. The property enjoys close proximity to a number of excellent schools, including the Ofsted 'Outstanding' Brindishe Green Primary School, and Colfe's School. Green spaces are a real highlight in this location. The much-loved Manor House Gardens is just around the corner, boasting a duck pond, tennis courts, a children's playground and a popular Saturday farmers market. Also nearby are Northbrook Park, Sutcliffe Park, and the open heathland of Blackheath Common. A variety of local amenities can be found in both Lee and Hither Green, including a Sainsbury's Local, artisan bakeries, cafés, restaurants, independent delis, cocktail bars, florists and craft shops. Highlights include La Delice, Found Hope Store, Sapore Vero, Park Fever, and welcoming gastropubs such as The Crown and The Lord Northbrook. Historic Blackheath Village and Greenwich Park are both within easy reach, offering a further array of boutique shops, restaurants, and scenic walks.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal:

Rights & Easements:
Does the property for any easements: 0
Does the property have public rights of way: 0
Does the property have restrictions: 0

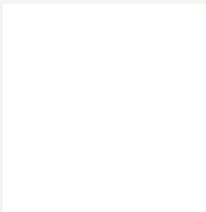
Flooding:
Has the property flooded in the last 5 years: 0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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



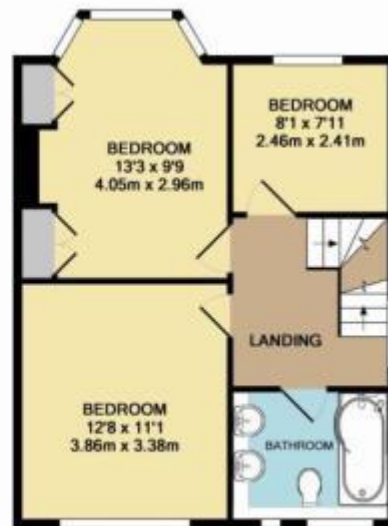
<https://www.winkworth.co.uk/sale/property/BLA250377>

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.

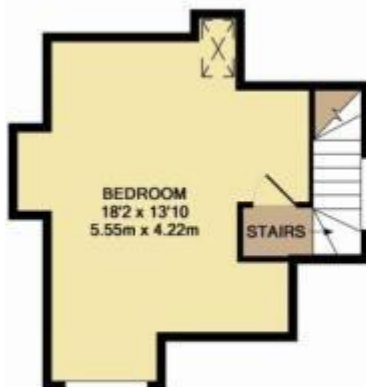




GROUND FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1432 SQ.FT. (133.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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