



Effingham Road, Lee, London, SE12

£1,075,000 *Freehold*

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A beautifully presented and particularly spacious three-bedroom period house, offering approximately 1,175 sq ft of accommodation, an excellent arrangement of living space and an attractive private rear garden, ideally located close to Manor House Gardens and Hither Green Station.

KEY FEATURES

- beautiful period house
- approx. 1,175 sq ft
- two generous reception rooms
- superb 23'5 kitchen/dining room
- attractive private rear garden
- 500 metres from Hither Green Station
- close to Manor House Gardens & excellent schools



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The property retains plenty of period character while having been stylishly updated to create a comfortable and practical family home.

The ground floor begins with a welcoming entrance hall and an attractive bay-fronted reception room, featuring wooden flooring, fitted cabinetry and a handsome period fireplace. A second reception room provides valuable additional living space and is currently arranged as a dining room, making it ideal for entertaining, family life or working from home.

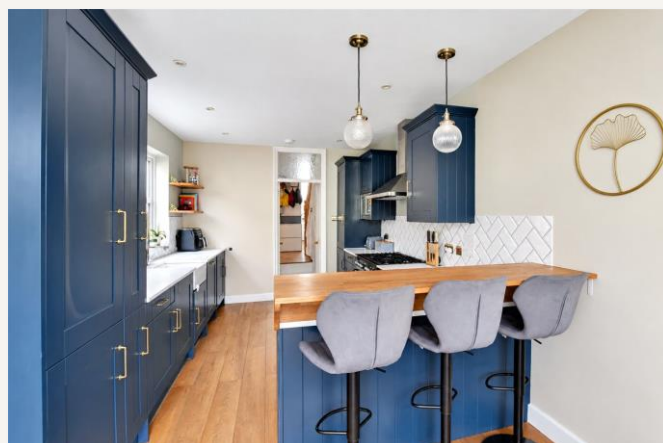
To the rear is the real heart of the house: an impressive 23'5 kitchen/dining room. The kitchen is fitted with a stylish range of contemporary units, extensive work surfaces and a breakfast bar providing informal seating, while the generous proportions leave plenty of room for a further sitting or dining area. Doors lead directly onto the rear garden, creating an excellent connection between the house and outside space.

The private rear garden provides a combination of patio and lawn, with established planting to the borders and plenty of space for outdoor dining, entertaining and children to play.

Upstairs are three well-proportioned bedrooms. The impressive principal bedroom extends across the front of the house and measures approximately 15'10 x 11'7, with extensive fitted wardrobes. There are two further comfortable bedrooms, together with a stylish family bathroom featuring both a bath and separate shower.

Effingham Road is superbly positioned close to the hugely popular Manor House Gardens, with its children's play area, pond and regular farmers' market. The vibrant centre of Hither Green is approximately 500 metres away, offering an excellent selection of independent shops, cafés, restaurants and pubs, including La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, Park Fever and The Station Hotel.

Hither Green Station provides excellent connections into Central London, with London Bridge reachable in approximately 11 minutes. There are also several highly regarded primary schools nearby, including Brindishe Green and Brindishe Manor Primary School's, while Blackheath Village, with its excellent array of boutiques, bars and restaurants, is also within easy reach.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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



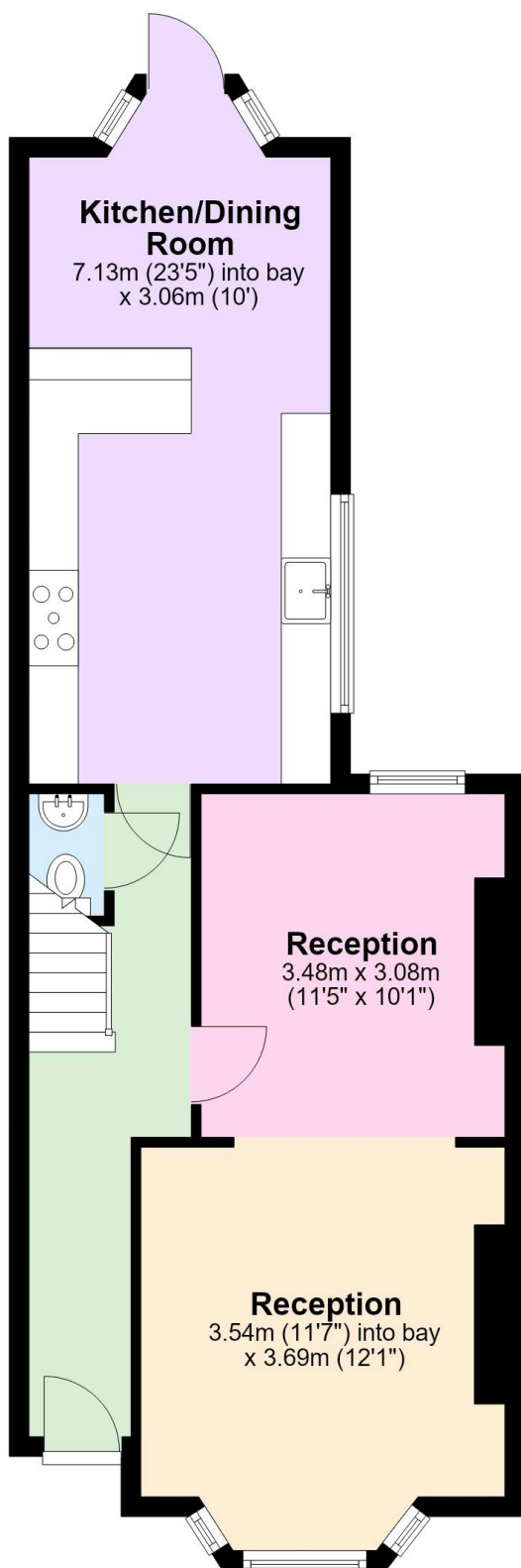
<https://www.winkworth.co.uk/sale/property/BLA260503>

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.



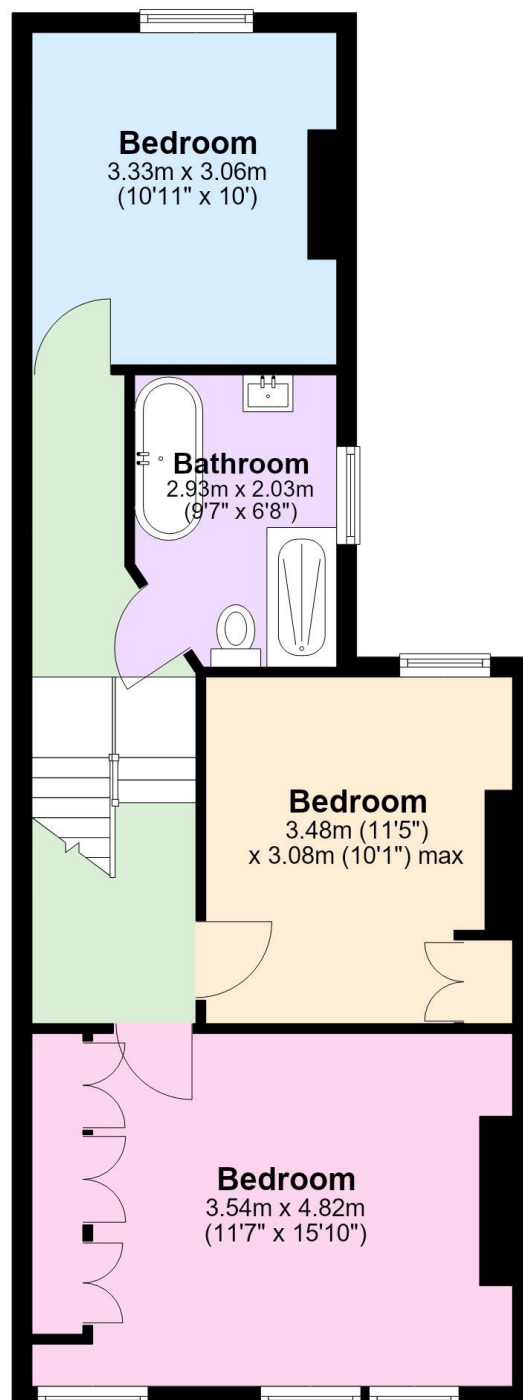
Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



First Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)

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