



BURNT ASH HILL, LEE, LONDON, SE12 0HT
GUIDE PRICE £1,200,000-£1,250,000 FREEHOLD

A SUPERB AND VERY SPACIOUS SIX BEDROOM (CURRENTLY USED AS FIVE), TWO BATHROOM, TWO/THREE RECEPTION ROOM, SEMI-DETACHED VICTORIAN HOUSE. SPANNING ALMOST 2,500 SQ.FT, OVER FOUR FLOORS, THE PROPERTY BOASTS BEAUTIFUL FEATURES AND A FANTASTIC 90FT GARDEN.

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

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See things differently



DESCRIPTION:

The property is in excellent decorative order with features including sash windows, wood flooring and stripped floorboards, feature fireplaces, high ceilings, cornicing, and gas fired central heating.

The accommodation comprises to the hall floor; an elegant entrance hall, large living room with bay window to the front, a large second reception (sixth bedroom) to the rear with a balcony and steps down to the garden and a modern shower room. Downstairs is a fantastic open plan kitchen diner/family room with a gorgeous modern kitchen, separate utility room and large storeroom. The first floor offers two large evenly proportioned double bedrooms, a single bedroom and modern family bathroom. The top floor of this impressive family home gives two further double bedrooms. To the rear of the property is a fantastic 90ft west facing garden with large shed, side access and off street parking to the front.

This is an impressive home and early viewing is a must. Virtual tours can be seen at Winkworth.co.uk

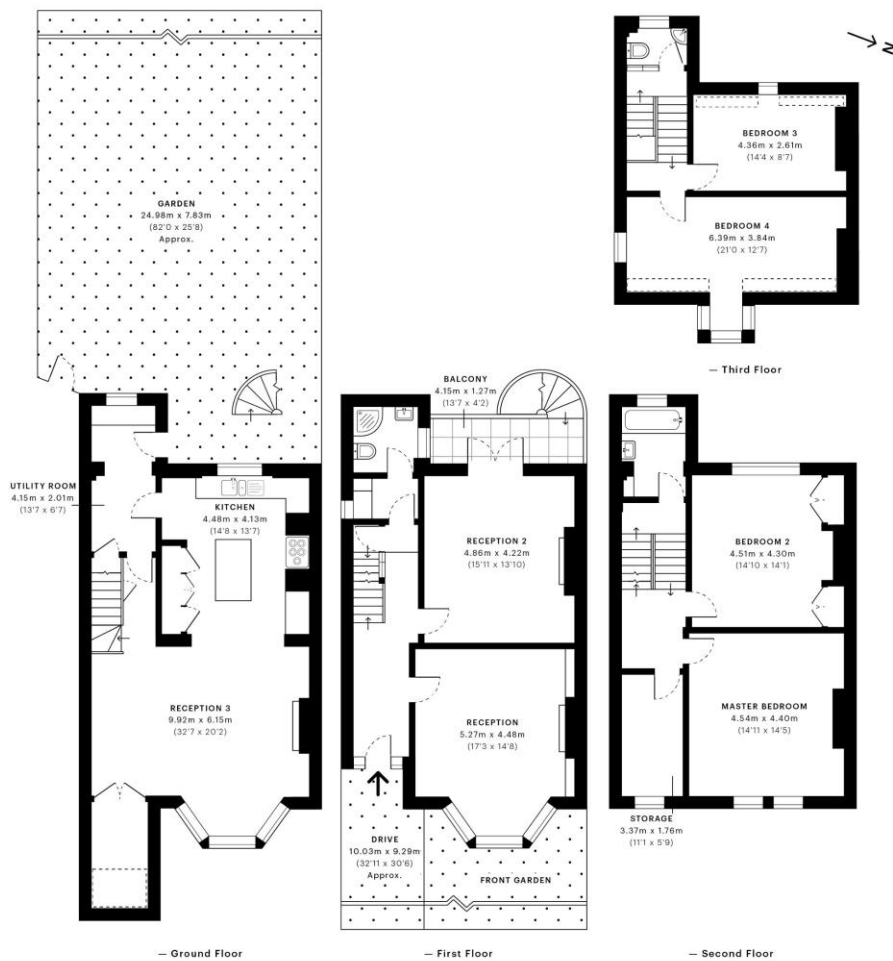
The property is located just 0.4 miles from Lee Station and convenient for Hither Green Station (0.8 miles) and Grove Park Station, (1 mile). The popular open spaces of Manor House Gardens, Northbrook Park and Horn Fair Park are all close by as well as Historic Greenwich and Blackheath Village with its array of boutiques, bars and restaurants.

AT A GLANCE

- Impressive period home
- Semi-detached
- Five/six bedrooms
- Two bathrooms
- Two/three reception rooms
- 90ft garden
- Off street parking
- Period features
- Close to station







GROSS INTERNAL AREA (GIA)
The footprint of the property.
227.2 Sqm / 2445.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
209.4 Sqm / 2254.3 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.3 Sqm / 56.5 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.0 Sqm / 42.5 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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.

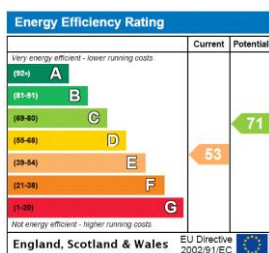


IPMS 3B RESIDENTIAL
224.7 Sqm / 2419.0 Sqft

IPMS 3C RESIDENTIAL
216.4 Sqm / 2329.0 Sqft

SPEC ID
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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.



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