



WOODYATES ROAD, LEE, LONDON, SE12 9JJ
GUIDE PRICE £800,000-£835,000 FREEHOLD

A SUBSTANTIAL AND BEAUTIFULLY EXTENDED 1930S SEMI-DETACHED FAMILY HOME WITH FOUR BEDROOMS, TWO BATHROOMS AND A GROUND-FLOOR WC, SET BEHIND A LARGE DRIVEWAY AND OPENING ONTO A FANTASTIC 95FT LANDSCAPED REAR GARDEN WITH TWO GENEROUS OUTBUILDINGS.

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DESCRIPTION:

Immaculately presented throughout, the house has been reconfigured to create a superb kitchen/dining/family room at the rear—22'1 x 15'—with wide glazing to the garden, a large island/breakfast bar and ample space for everyday living and entertaining. The bay-fronted sitting room (13'11 x 11'11) remains a calm second reception with a feature fireplace and period detailing. A welcoming hall with understairs storage and a guest cloakroom complete the ground floor. The first floor offers three comfortable bedrooms (the largest 14'4 x 12' with bay window) and a stylish family bathroom featuring a bath and separate walk-in shower. The loft has been converted to form a generous principal bedroom (18'6 x 13'6) with skylights, dressing area, eaves storage, a smart ensuite shower room as well as a natural study area to the landing.

The garden is a real highlight, a large terrace for dining, low-maintenance artificial lawn and established borders—culminating in two versatile garden rooms: a 16'5 x 7'10 studio/store and a 15'8 x 9'2 summer house that would work perfectly as a home office, playroom or gym. There is also extensive covered storage to the side of the house with access to the front.

Approximate internal area (excluding outbuildings) is 1,392 sq.ft plus 110 sq.ft of limited-use eaves space; outbuildings add a further 273 sq.ft, giving 1,775 sq.ft in total. A superb, move-in-ready home in a popular residential pocket. Immediate viewing recommended.

A very convenient location between Blackheath and Chislehurst and within touching distance of the prestigious Eltham College and just 1 mile from Royal Blackheath Golf Club. The A20 (0.3 miles) and the A2 (1.5 miles) gives easy access into London, M25 and Bluewater Shopping Centre. The property is located just 650metres from both Lee Stations. Lee station (Zone 3) provides regular services into London Bridge in 13 minutes, Cannon Street and Charing Cross 23 minutes. The 273 hopper bus stops on the road for access to the DLR at Lewisham station within 15 minutes. There are several highly sought after schools within walking distance close by including Eltham College, Eltham College Junior School and Colfes. Hadlow College and local riding school a short walk away.





Woodyates Road, London, SE12

Approximate Area = 1392 sq ft / 129.3 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Outbuilding = 273 sq ft / 25.3 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Winkworth. REF: 1355962

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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. 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.

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