



UPWOOD ROAD, LEE, LONDON, SE12 8AL
£1,375,000 FREEHOLD

A BEAUTIFUL AND EXTENDED FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME WITH A LARGE SOUTH FACING GARDEN AND OFF STREET PARKING LOCATED ON THIS POPULAR ROAD WITHIN WALKING DISTANCE OF LEE STATION AND COLFES SCHOOL.

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DESCRIPTION:

Spanning 2,168 sq. ft the property is in excellent condition throughout and briefly comprises; a large open plan through reception room which leads onto the kitchen with island and integrated appliances, there is also a ground floor bedroom with shower room in addition to a separate WC.

The first floor offers three further double bedrooms, the master benefits from an en suite shower and there is a handy fifth bedroom/study. Finally there is the main family bathroom and separate utility room.

Additional benefits include off street parking to the front for multiple cars, a single garage and a well maintained 79ft south facing garden.

This is a fantastic family home finished to a high specification and has to be viewed. Video can be seen at winkworth.co.uk

Located in one of SE12's most sought-after residential pockets and just 415 metres from Lee station with commuters benefit 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, which is behind the house. 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.





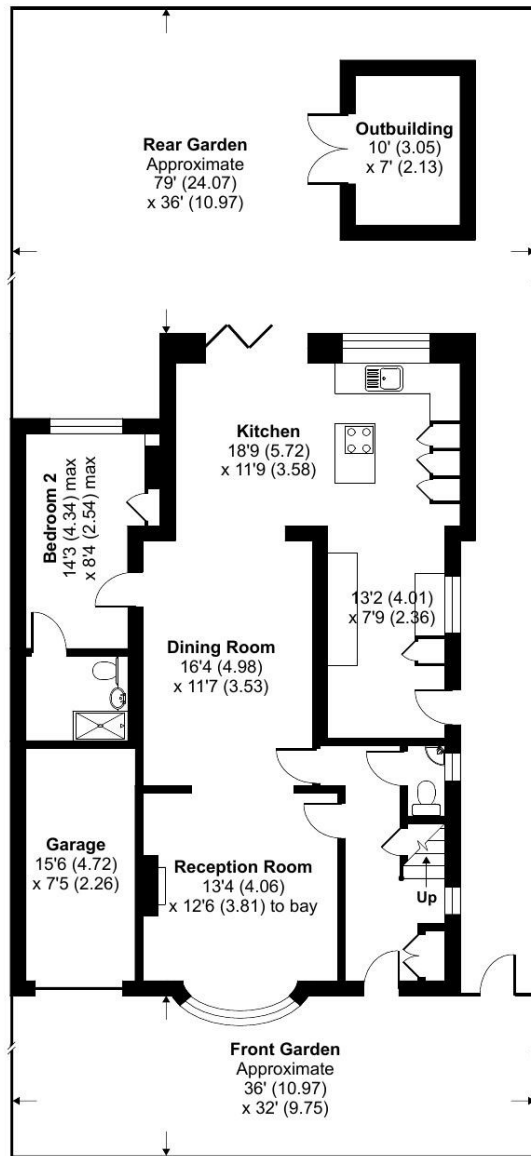
Upwood Road, London, SE12

Approximate Area = 2168 sq ft / 201.4 sq m (includes garage)

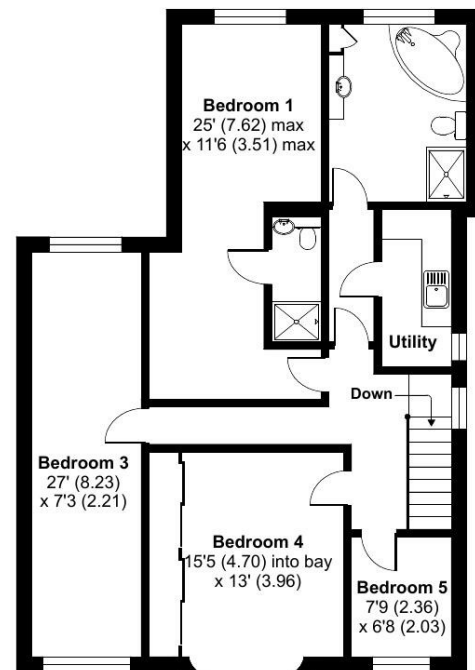
Outbuilding = 70 sq ft / 6.5 sq m

Total = 2238 sq ft / 208 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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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