



## Micheldever Road, Lee, London, SE12

OIRO £1,750,000 *freehold*

A substantial and highly impressive semi-detached "French Mansard" home, spanning approximately 2,718 sq ft, offering excellent potential to update and enhance, and benefitting from a rare double garage to the side (believed to be the only one of its kind for this style of house locally) along with off street parking on the driveway and an approx. 80ft rear garden.



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### KEY FEATURES

- sought after "French Mansard" house
- five/six bedrooms
- stunning period features
- double garage
- off street parking
- potential to extend and enhance
- Lee Conservation Area



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The house retains a wonderful sense of scale and character, with many of the features buyers look for in a home of this era, including generous ceiling heights, bay windows, attractive fireplaces, and period detailing, whilst presenting a superb opportunity for a new owner to modernise and add value over time.

The accommodation briefly comprises: an entrance hall, two large and elegant reception rooms, both well-proportioned and ideal for entertaining or family living, and a spacious kitchen/breakfast room to the rear with direct access out to the garden. There is also a ground floor cloakroom/WC and access down to a useful cellar, ideal for storage.

Upstairs, the first floor provides three bedrooms (including a particularly large principal bedroom) along with a study/occasional fifth bedroom and a family bathroom. The top floor offers two further large double bedrooms and a separate shower room, creating a flexible layout that works well for families, guests, or home working.

To the rear is the approx. 80ft garden, a mature and established space with plenty of room to landscape, extend (STPP) and create a fantastic indoor/outdoor flow. To the side, the double garage and driveway parking are a standout feature and a genuine rarity for the area.

This is an exciting, sizeable house with huge upside and a truly unique garaging arrangement. Early viewings are highly recommended.

Micheldever Road is the flagship road of the Lee Conservation area and close to both Lee and Hither Green train stations, Manor House Gardens and Blackheath Village. Travel time from Hither Green station to London Bridge is 9 minutes. Hither Green and Lewisham station give access to Cannon Street, Charing Cross, Waterloo East and Victoria as well as Canary Wharf via Lewisham DLR. There are several Ofsted rated 'outstanding' primary schools and excellent children's day nursery options close by in Lee and Blackheath. Colfes is just a 4 minutes' walk and there are school bus pickups on Handen Road for both Eltham College and Farringtions.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** tbc

**EPC rating:** tbc

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains

**Sewerage supply:** Mains

**Water supply:** Mains

### 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:

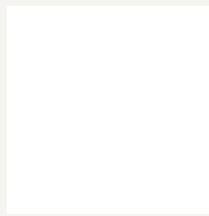
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

### Last flood date:

**Does the property have flood defences:** Property does not have flood defences



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



<https://www.winkworth.co.uk/sale/property/BLA250500>

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.





Total area: approx. 252.5 sq. metres (2718.2 sq. feet)

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