



Cambridge Drive, Lee, London, SE12

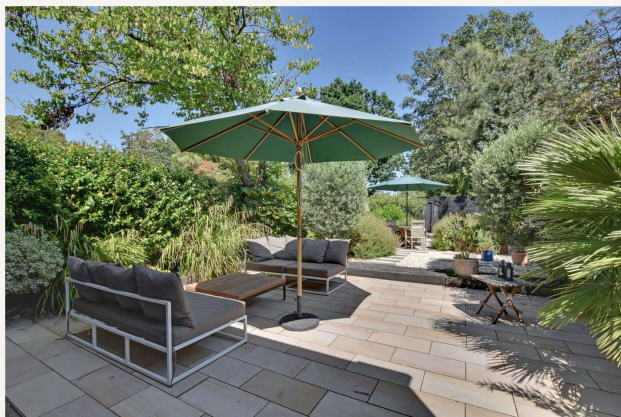
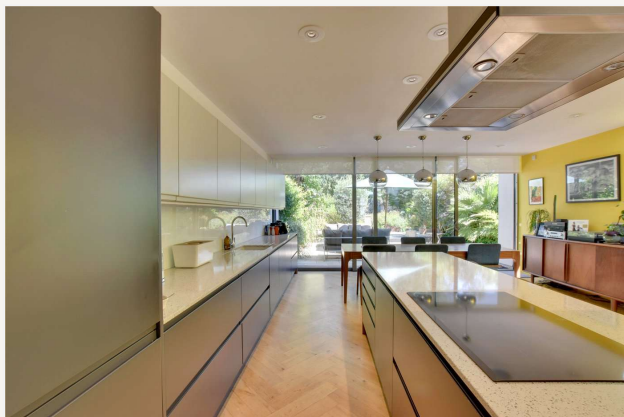
Guide Price £1,750,000-£1,850,000 *Freehold*

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An exceptional and beautifully refurbished five-bedroom Victorian semi-detached house, occupying a prime position on one of Lee's most sought-after residential roads and offering approximately 2,490 sq ft of impressive family accommodation, off-street parking and a wonderful garden of approximately 100 ft.

KEY FEATURES

- semi-detached Victorian family home
- approximately 2,490 sq ft
- beautifully refurbished and extended
- solar panels and air conditioning
- 100 ft landscaped rear garden
- private gate to playing fields





The house has been thoughtfully extended and comprehensively improved, successfully combining elegant period character with contemporary design. Further benefits include solar panels and air conditioning to selected rooms, enhancing both comfort and energy efficiency.

The ground floor opens into a welcoming entrance hall and provides two generous connecting reception rooms, both beautifully presented and featuring high ceilings, decorative cornicing and characterful fireplaces. These versatile rooms provide excellent spaces for relaxing, entertaining, dining or home working.

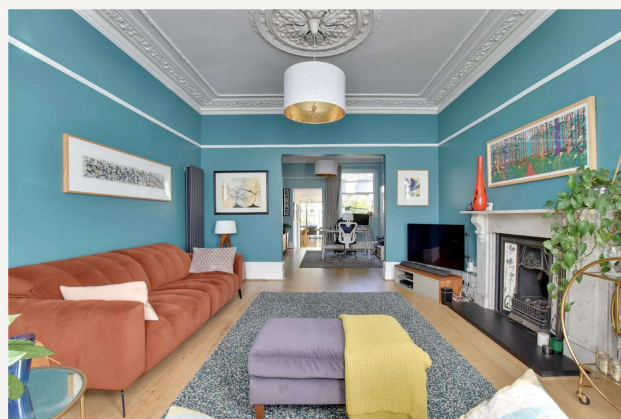
The real centrepiece of the house is the outstanding rear kitchen, dining and family room. Extending to over 22 ft in length, this superb space features a sleek contemporary kitchen with extensive cabinetry, integrated appliances and a substantial central island with breakfast-bar seating. There is ample room for both dining and informal seating, while large areas of glazing and doors opening onto the garden create a wonderfully bright and sociable living space. A separate utility room and ground-floor cloakroom complete this level.

The first floor provides three excellent double bedrooms, including a particularly impressive principal bedroom extending across the full width of the house, together with a stylish shower room. The second floor offers two further well-proportioned bedrooms and a magnificent family bathroom, complete with a freestanding bath, separate shower enclosure and generous storage.

Outside, the beautifully landscaped rear garden is a significant feature of the house. A broad paved terrace provides an ideal setting for outdoor dining and entertaining, leading through established planting, gravelled pathways and mature borders to a useful garden building. The front driveway provides valuable off-street parking.

Cambridge Drive is located in one of SE12's most desirable residential pockets, approximately 415 metres from Lee station, providing regular services into London Bridge, Cannon Street and Charing Cross. The property is also well placed for a number of highly regarded schools, including Ofsted-rated 'Outstanding' Brinsdhe Green Primary School and Colfe's School.

Manor House Gardens is close by, offering a duck pond, tennis courts, children's playground and popular farmers' market, while Northbrook Park, Sutcliffe Park and Blackheath Common provide further open green space. Lee and Hither Green offer an excellent selection of cafés, restaurants, independent shops and gastropubs, with historic Blackheath Village and Greenwich Park also within easy reach.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: G
EPC rating: B
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	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

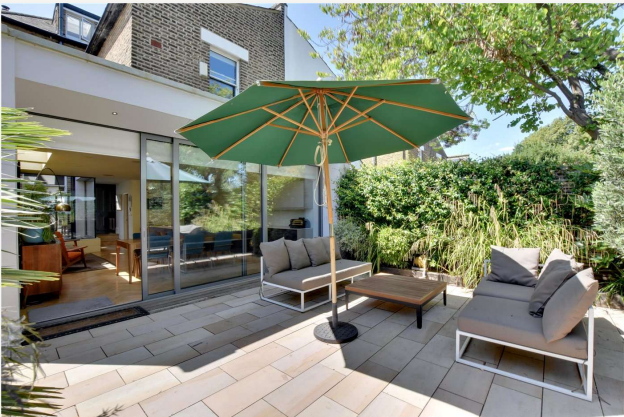


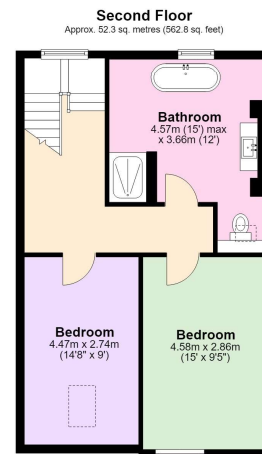
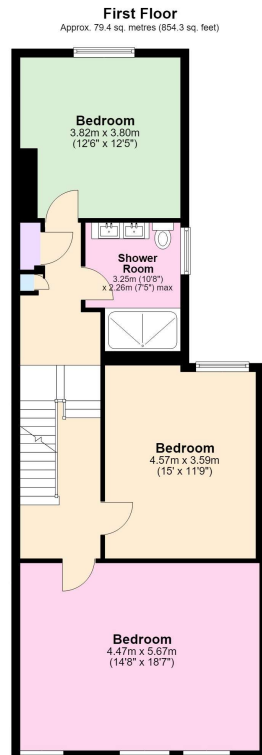
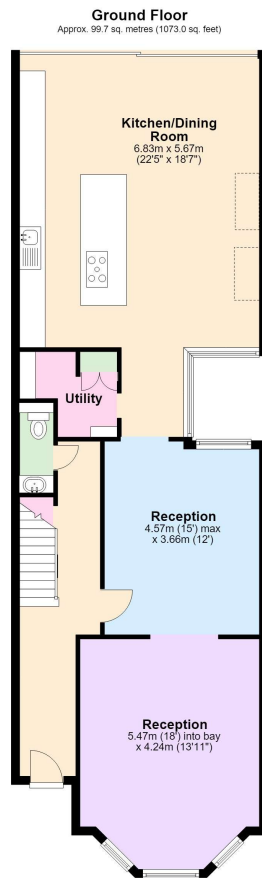
For more information, scan the QR code or visit the link below



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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. 231.3 sq. metres (2490.1 sq. feet)