



SUMMERFIELD STREET, LEE, LONDON, SE12 0NQ
£550,000 FREEHOLD

A SIMPLY STUNNING AND FULLY REFURBISHED, TWO DOUBLE BEDROOM, TWO RECEPTION ROOM VICTORIAN HOUSE. LOCATED IN A QUIET AND POPULAR ROAD VERY CLOSE TO NORTHBROOK PARK WITH LEE, HITHER GREEN AND GROVE PARK STATIONS ALL CLOSE BY.

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DESCRIPTION:

The house is in excellent decorative order throughout having been extensively improved by the current owners and the accommodation comprises; a front reception room with custom fitted shelving and farrow and ball paint, the rear reception/ dining room has had a fireplace and slate hearth installed, in keeping with the Victorian features of the property and has also been re-plastered and a damp injection complete with a 50 year guarantee. There is a modern kitchen with new Worcester boiler, a downstairs cloakroom and to the rear is the garden which offers newly laid lawn and patio area. Upstairs is a very large master bedroom with beautifully restored original floorboards, a second good size double bedroom and a superb family bathroom with separate shower and bath, which rounds off this exceptional house.

This is a truly beautiful home and your earliest viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

The area is well served by good local schools and conveniently located for Lee Station (0.45 miles) and 0.85 miles to both Hither Green and Grove Park Stations with frequent trains into the city with direct links into London Bridge, Charing Cross, Blackfriars, Waterloo East & Cannon Street in as little as 9 minutes. Close by are several popular open spaces including Northbrook and Hornfair Parks. Blackheath Village with its array of boutique shops, bars and restaurants, is only 1.5 miles away.

AT A GLANCE

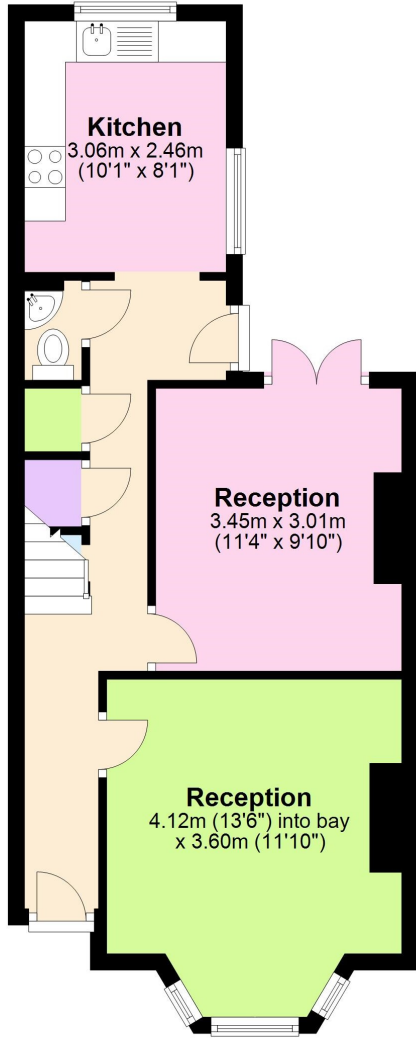
- Victorian house
- two double bedroom
- two reception room
- period features
- fully refurbished
- modern kitchen
- four piece family bathroom
- lovely garden





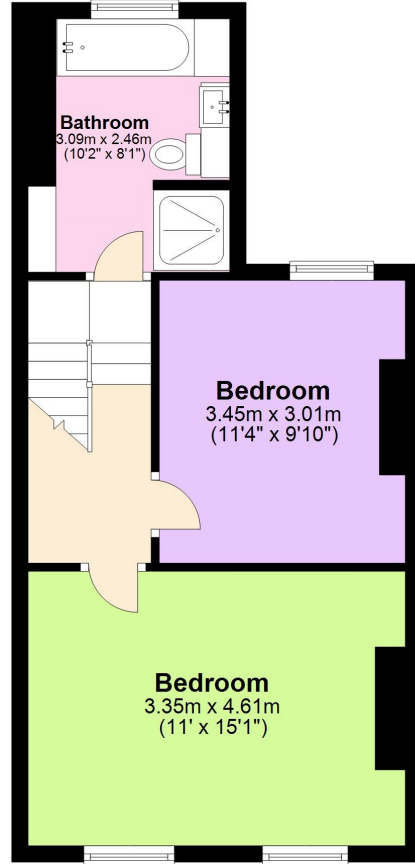
Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.9 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	
EU Directive 2002/91/EC			

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