



## Micheldever Road, Lee, London, SE12

Guide Price £1,500,000-£1,650,000 *Freehold*

A highly sought-after four bedroom Victorian family home extending to approximately 1,706 sq.ft, with elegant reception space, gated driveway parking, found on the flagship road of the Lee Conservation Area and sold chain free.



### KEY FEATURES

- double fronted Victorian home
- 1,706 sq.ft & chain free
- flagship Lee Conservation Area road
- rich original features incl. stained glass & cornicing
- gated driveway
- loft/extension potential (STPP)



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From the moment you step inside, the house immediately showcases a wealth of original detailing and the sort of craftsmanship rarely found in modern homes, with a beautiful feature stained-glass, ornate cornicing, high skirting boards, ceiling roses and original panelled doors all combining to create a warm, welcoming feel throughout.

The accommodation is arranged around a bright central hallway with a stripped-wood staircase and a real sense of width and light. To the front, a charming bay-fronted reception room provides a refined sitting room with a feature fireplace, while the second, an exceptional reception/family room runs the entire depth of the house as it was originally designed. Offering a superb entertaining space, again centred around a fireplace and opening via full-height French doors onto a raised deck, an ideal spot for summer dining and an easy flow between inside and out.

To the rear sits a bright kitchen with adjoining breakfast room, giving excellent day-to-day practicality and a relaxed place for informal meals, and a ground floor cloakroom/WC completes the layout. The cellar adds valuable storage and further flexibility.

Upstairs, the first floor provides four well-proportioned bedrooms, served by a family bathroom featuring both a bath and a separate walk-in shower. The property also offers exciting potential for a purchaser to add further value, with scope to convert the vast loft space (subject to the usual consents) and to extend the ground floor further to the rear, allowing the kitchen space in particular to be enlarged and tailored to modern family living.

Outside, the property is set back behind wooden gates with a gravel driveway to the front, while to the rear, steps lead down from the deck to a secluded lawned garden, perfect for children's play, weekend relaxation, or simply enjoying the peaceful, green outlook.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** F

**EPC rating:** D

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

### Utilities:

**Electricity supply:** Mains Supply

**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply

### 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

Micheldever Road is the flagship road of the Lee Conservation area and close to the hugely popular Manor House Gardens with children's play park, a pond and a farmers market every Saturday. Just 550 metres away is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station giving access into Central London and London Bridge only 11 minutes away. The SL4 Super Loop stops at the end of the road every 7-11 minutes with direct access to Canary Wharf. There are several popular primary schools close by included the Ofsted "Outstanding" Brindisie Green Primary School, Colfes is just a 4 minutes' walk and there are school bus pickups on Handen Road for both Eltham College and Farringtons. Blackheath Village with its array of boutiques, bars and restaurants is also close by.

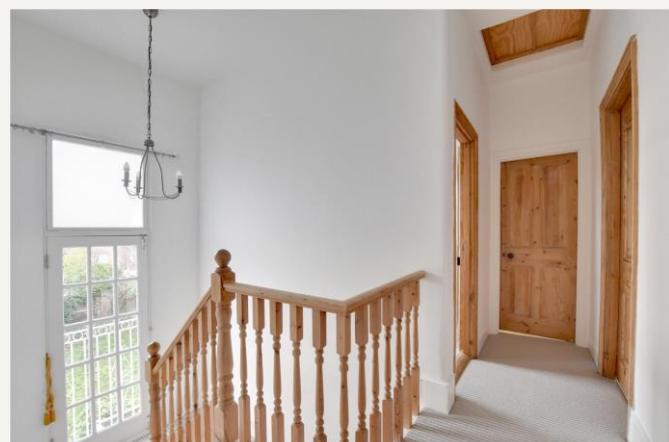
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

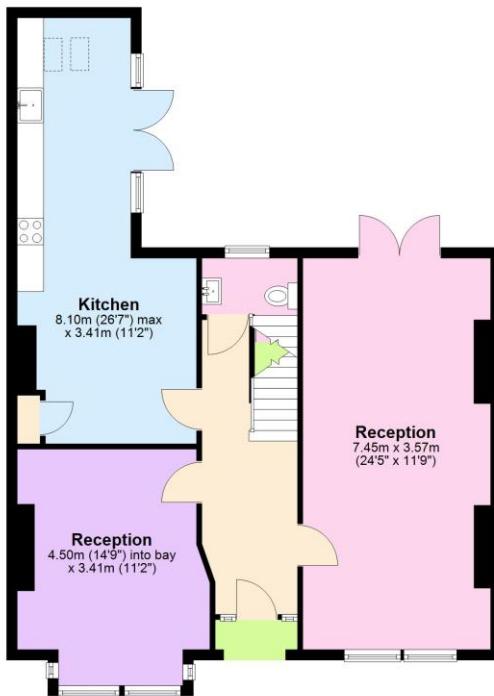


<https://www.winkworth.co.uk/sale/property/BLA240669>

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.



**Ground Floor**  
Approx. 78.5 sq. metres (845.2 sq. feet)



**First Floor**  
Approx. 69.4 sq. metres (747.5 sq. feet)



Total area: approx. 158.5 sq. metres (1706.6 sq. feet)

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