



EFFINGHAM ROAD, LEE, LONDON, SE12 8NT
GUIDE PRICE £1,000,000-£1,100,000 FREEHOLD

A SUPERB AND VERY SPACIOUS THREE DOUBLE BEDROOM END OF TERRACE VICTORIAN HOUSE WITH AN OUTSTANDING 75FT SOUTH FACING GARDEN AND OFF STREET PARKING SET WITHIN THE LEE CONSERVATION AREA VERY CLOSE TO HITHER GREEN STATION, SEVERAL OFSTED "OUTSTANDING" PRIMARY SCHOOLS AND MANOR HOUSE GARDENS.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth



DESCRIPTION:

The property is in very good decorative with features including; high ceilings, period features, cornicing, ceiling roses, double glazed sash windows, plantation shutters, stripped floorboards, period fireplaces and gas fired central heating with feature radiators.

The accommodation briefly comprises; an entrance hall, large through reception room with bay window and marble fireplace, a superb modern kitchen diner with a full width extension, lantern skylights, utility cupboard and a downstairs WC. Upstairs are three double bedrooms including a very large master with ensuite shower and a modern family bathroom with freestanding bath. The south facing rear garden extends to approx. 75ft with terrace, lawn, shrubs and large summerhouse/home office with heating and power. There is off street parking to the front.

The property is located close to the hugely popular Manor House Gardens with children's play park, a pond and a farmers market every Saturday. Just 525 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. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe Green Primary School. Blackheath Village with its array of boutiques, bars and restaurants is also close by.

AT A GLANCE

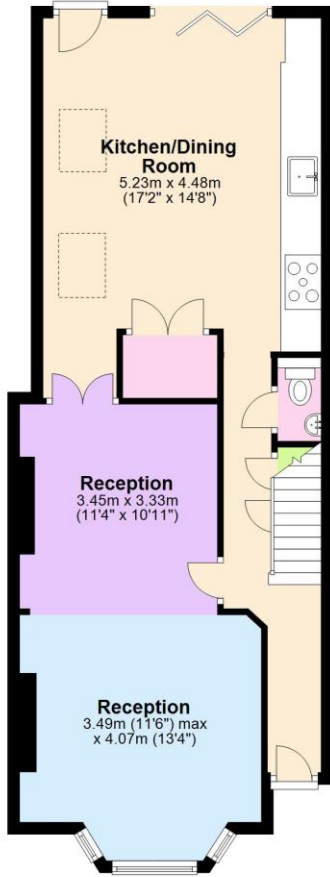
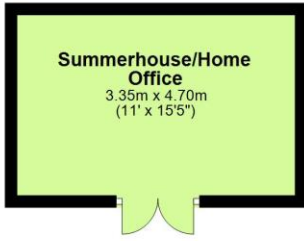
- period house
- three double bedrooms
- through reception room
- kitchen diner
- master with shower
- 75ft south facing garden
- off street parking
- very close to schools
- very close to Manor House Gardens
- close to stations





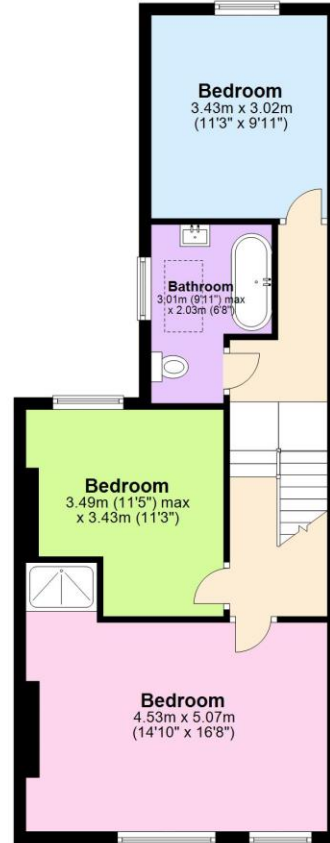
Ground Floor

Approx. 81.2 sq. metres (874.1 sq. feet)



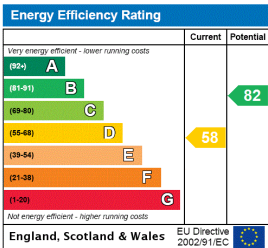
First Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



Total area: approx. 137.4 sq. metres (1478.6 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.



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See things differently

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