



## Exford Road, Lee, London SE12 9HB

**£565,000 FREEHOLD**

An immaculate, 1930s three bedroom semi-detached chalet style house, located in a quiet, tree-lined avenue to the east of Baring Road, close to Grove Park mainline station, with Lee mainline station slightly further away. Blackheath Village is under 1½ miles away. The rear garden is stunning, initially a brick paved patio surrounded by flower beds then a path to a secret lawn garden with beautiful dining spot under mature ornamental cherry tree. There is potential to extend both at the rear and first floor.

Behind an established beech hedge there is smart brick edged driveway and a path to the side of the house leading to the front door and gates to the rear garden. The front door opens into a wide bright hallway with original four panel doors to the two receptions rooms, bedroom three and bathroom. It has two double bedrooms on the first floor with eaves storage space. The front reception room features a large square bay window, facing south-west with plantation shutters, and a smart polished fireplace. The dining room has French windows (also shuttered) opening onto the garden at the rear and a connecting door to the kitchen, which has recently been beautifully fitted with timber work surfaces and good quality 'Neff' appliances. Likewise, the bathroom is well fitted with a large marble tiled shower cubicle and very brightly lit by the south facing oriel window. Bedroom three also has an oriel bay window to the side and a further casement to the front.

**THE ACCOMMODATION COMPRISES** • Entrance Hall • Reception Room • Dining Room • Kitchen • Three Bedrooms • Bathroom • Gas Central Heating • Rear Gardens • Driveway Parking

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### The accommodation comprises

<b>EXTERIOR</b>	At the front behind well-established, manicured beech hedging, is a concrete area for parking with access to the rear garden beyond.
<b>GROUND FLOOR</b>	
<b>Entrance Hall</b>	With original four panel doors to bedroom three, reception room, dining room and bathroom.
<b>Reception Room</b>	With stripped and varnished wood floor, wide square bay window to the front and impressive period fireplace with polished metal surround, tiled slips and hearth, picture rail and double glazed windows.
<b>Bedroom 3</b>	A generous third bedroom with window to the front and oriel bay window to the side.
<b>Dining Room</b>	With stripped and varnished wood floor boards, French windows opening onto the garden at the rear, low level storage unit built into the alcove, under stairs storage cupboard and connecting door to ..
<b>Kitchen</b>	Beautifully fitted with a range of green/grey shaker style wall and floor units with steel bar handles, twin bowl stainless steel sink with mixer tap, four ring 'Neff' gas hob with stainless steel chimney over, built-in eye level 'Neff' double oven and built in combination microwave/grill/oven. Window overlooking rear garden.
<b>Bathroom</b>	Very well fitted with a white suite comprising, rectangular basin with storage drawers beneath, close coupled W.C., and a good size fully tiled shower cubicle with thermostatic shower, high level oriel window to the side, varnished pine floorboards.
<b>First Floor Landing</b>	A well-lit area with south facing window, access to the large loft space with potential to convert.
<b>Bedroom 1</b>	Featuring a very deep semi-circular bay window to the front, access to the extensive eaves storage.
<b>Bedroom 2</b>	Another good sized double bedroom, again with access to extensive eaves and storage.
<b>EXTERIOR</b>	
<b>Rear Garden</b>	South-easterly aspect, arranged in two distinctive areas, first area 30' x 50' beautifully brick paved, surrounded by well stocked, well-tended shrubs then a path leads through to a second 'secret garden', 42' x 53', laid to lawn with mature trees and flower beds, planters and shed.

**PRICE:**

**£565,000 Freehold**

**VIEWING:**

**Strictly by appointment through**

**COMBER & COMPANY - 020 8318 9666**

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

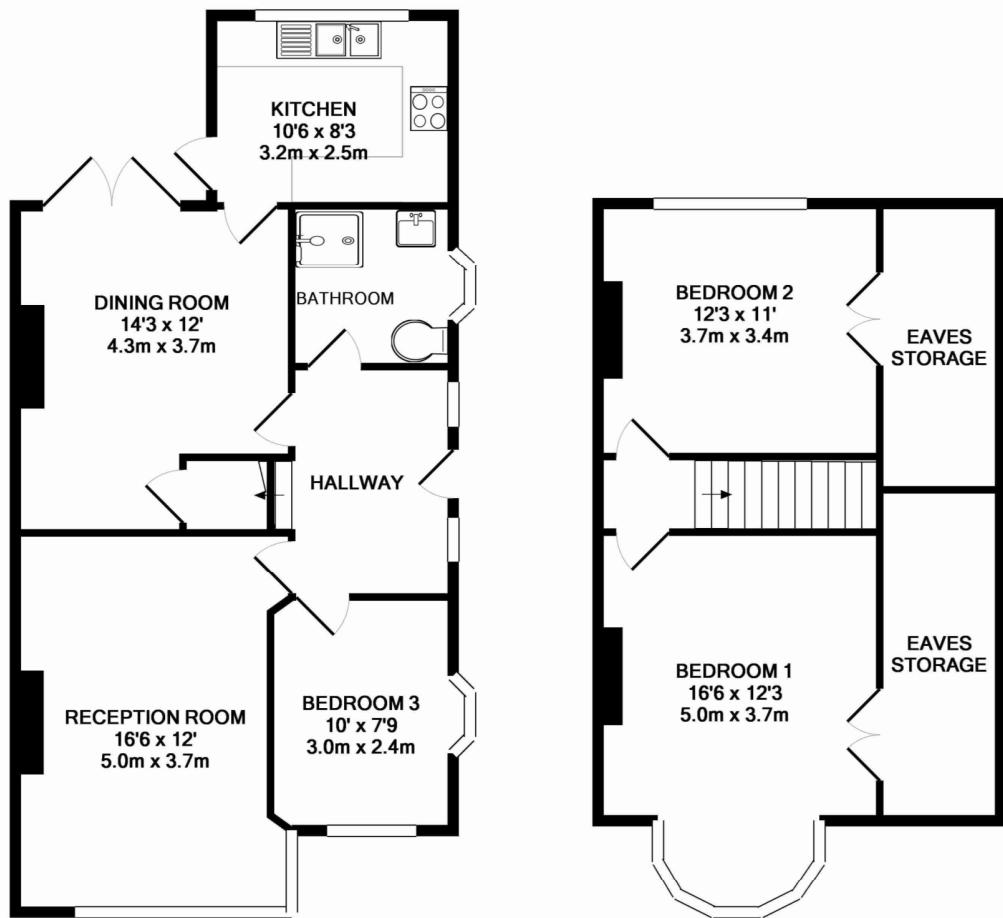












GROUND FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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