



HANDEN ROAD, LEE, LONDON, SE12 8NR  
**GUIDE PRICE £1,500,000-£1,550,000 FREEHOLD**

A STUNNING, MUCH IMPROVED AND EXTENDED, FOUR BEDROOM (PLUS A LOFT ROOM), TWO BATHROOM END OF TERRACE PERIOD HOME WITH A GARAGE, OFF STREET PARKING AND A SUPERB GARDEN THAT EXTENDS TO 95FT WITH A LARGE SUMMERHOUSE/HOME OFFICE. SITUATED IN THIS PRIME LEE CONSERVATION AREA CLOSE TO LEE AND HITHER GREEN STATIONS, MANOR HOUSE GARDENS AND BRINDISH AND COLFES SCHOOLS.

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## DESCRIPTION:

The property has been extensively refurbished and is in excellent decorative order throughout. Features include: very high ceilings, cornicing, picture rails, feature fireplaces, wood flooring, double glazed sash windows, plantation shutters, partial under floor heating and gas fired central heating with feature radiators.

The accommodation briefly comprises to the ground floor; large entrance hall with understairs storage, an impressive 16'7 x 12'11 reception room with bay window to the front and bespoke alcove storage and a modern downstairs shower room and WC. To the rear is a fantastic and huge 26'2 kitchen/diner/family room with a high-end luxury fitted kitchen with integrated appliances, island with breakfast bar, log burner, bespoke built in storage and shelving, bi-folding doors to the garden and a separate utility room/pantry. Upstairs the first floor offers a 12'11 x 11'4 master to the front with built in wardrobes, a second large 13'1 x 9'11 double bedroom again with built in wardrobes, a lovely 11'7 x 9'8 double bedroom to the rear, a very large single bedroom which is currently used as a dressing room and a gorgeous modern family bathroom with separate shower and bath. Finally, the top floor has been converted to provide a study space or den which could also work as a part-time bedroom with plenty of eaves storage. To the rear of the property is a fantastic garden which extends to 95ft with large deck, extensive lawn, flower bed borders and a large summerhouse/home office. The property further benefits from a garage to the side (not suitable for a car) which gives side access to the garden and an off street parking space to the front.

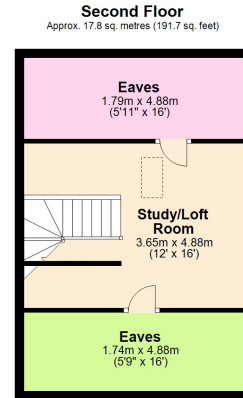
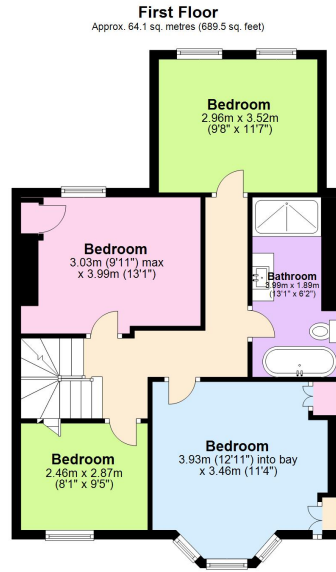
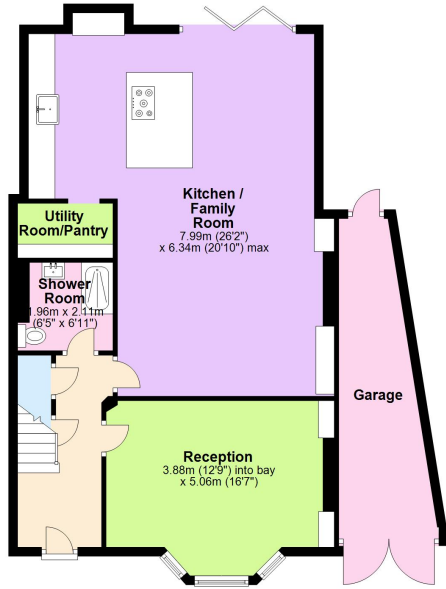
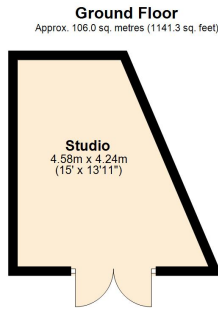
This is an impressive home and your immediate viewing is essential. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Handen Road is a highly sought after address within the Lee Conservation area and close to both Lee and Hither Green train stations, Manor House Gardens and Blackheath Village. Travel time from Hither Green station to London Bridge is 9 minutes. Hither Green and Lewisham station give access to Cannon Street, Charing Cross, Waterloo East and Victoria as well as Canary Wharf via Lewisham DLR. There are several Ofsted rated 'outstanding' primary schools and excellent children's day nursery options close by in Lee and Blackheath. Colfes is just a 4 minutes' walk and there are school bus pickups on Handen Road for both Eltham College and Farringtons.









Total area: approx. 187.9 sq. metres (2022.5 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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