



WESTHORNE AVENUE, LEE, LONDON, SE12 9AB  
**£850,000 FREEHOLD**

**A LARGE FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, DOUBLE FRONTED DETACHED MODERN HOUSE SPANNING 1,850 SQ.FT WITH AN INTEGRAL GARAGE, GARDEN/SUN ROOM AND EXCELLENT POTENTIAL TO ENHANCE. SOLD CHAIN FREE.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)







## DESCRIPTION:

The ground floor opens with an entrance porch and large hallway, leading into two large reception rooms, ideal for both family gatherings and quiet relaxation. There is a well-proportioned separate kitchen, a sun lounge/garden room providing a peaceful retreat with views over the garden and downstairs WC. The integral garage offers convenient storage or potential for conversion (STPP).

Upstairs, the home offers four double bedrooms, a family bathroom, separate WC and balcony to the front complete the first floor. The property is in need of modernisation although does benefit from double glazed windows and gas fired central heating.

Externally there are large front and rear gardens and off street parking to the front.

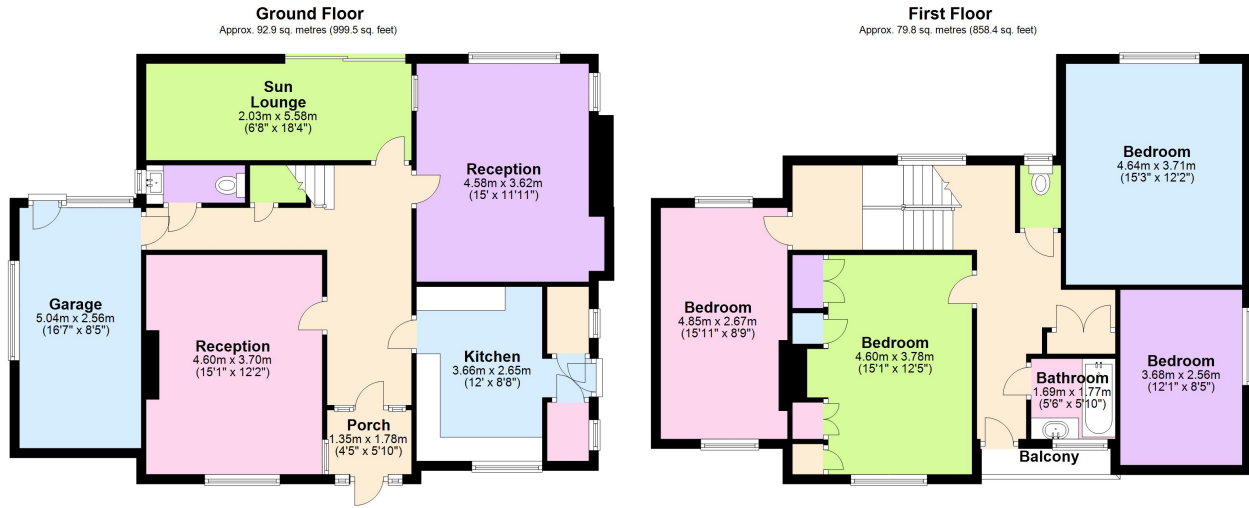
While already spacious and comfortable, there is potential to extend further (STPP), offering a fantastic opportunity to put your own stamp on this family home. This property is offered chain free, and early viewing is highly recommended

The property is very convenient for both Lee and Kidbrooke mainline stations giving access to central London (London Bridge, Victoria and Charing Cross amongst others) on two lines and very close to several outstanding schools including Eltham College, Eltham College Junior School and Colfes. Blackheath Village with its array of boutiques, bars and restaurants is only 1.2 miles away. There are several popular parks including Greenwich Park, Manor House Gardens and Sutcliffe Park - with leisure centre and running track just a two minutes' walk away.



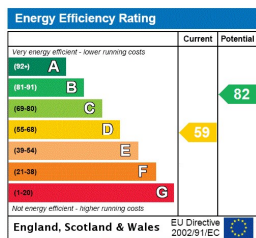






Total area: approx. 172.6 sq. metres (1857.9 sq. feet)

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.



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