



SOUTHBROOK ROAD, LEE, LONDON, SE12 8LJ
£1,675,000 FREEHOLD

A SUBSTANTIAL AND HIGHLY SOUGHT AFTER THREE/FOUR BEDROOM, TWO BATHROOM, DOUBLE FRONTED VICTORIAN HOUSE SPANNING CIRCA 2,200 SQ.FT AND WITH A SUPERB 118FT SOUTH FACING GARDEN, SITUATED WITHIN THE PRESTIGIOUS LEE CONSERVATION AREA AND SOLD CHAIN FREE.

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DESCRIPTION:

The accommodation briefly comprises to the ground floor; a large entrance hall with feature stained glass front door and access to the cellar and downstairs WC, there is a huge 31ft dual aspect through reception room and a large 18ft kitchen open to the front dining room with bay window. The first floor provides three double bedrooms including a huge 17ft x 15ft master bedroom and both a family bathroom and additional shower room. Finally, the top floor boasts a huge loft room with ample eaves storage. To the rear of the property is a fantastic and mature 118ft south facing garden with terrace, extensive lawn, mature shrubs, flower beds, summer house and shed. The property has a wealth of period character and charm although would benefit from modernisation. Features include; very high ceilings, cornicing, sash windows and gas fired central heating.

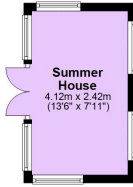
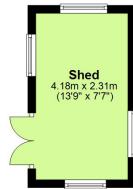
This is a wonderful family home with fantastic potential to enhance. It will be extremely popular, your immediate viewing is essential. Video tours can be seen at Winkworth.co.uk

The property is set in the heart 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. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe 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.

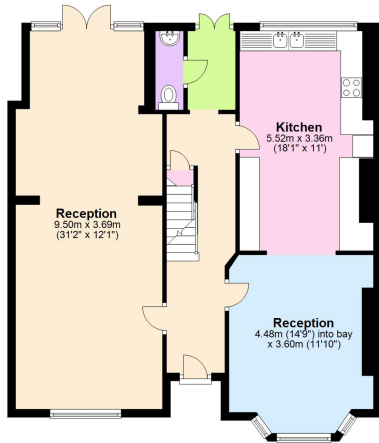
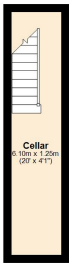




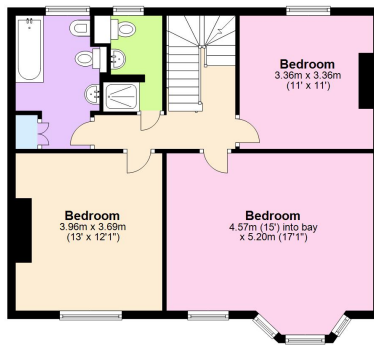
Ground Floor
Approx. 104.1 sq. metres (1120.4 sq. feet)



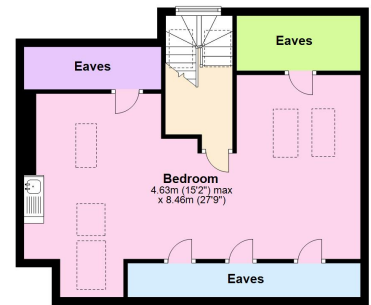
Basement
Approx. 7.6 sq. metres (82.2 sq. feet)



First Floor
Approx. 67.7 sq. metres (728.8 sq. feet)



Second Floor
Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 221.0 sq. metres (2378.3 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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