



LEYLAND ROAD, LEE, SE12 8DT
GUIDE PRICE £600,000-£650,000 FREEHOLD

LOCATED JUST A SHORT WALK FROM LEE STATION AND BLACKHEATH VILLAGE AND SOLD CHAIN FREE. IS THIS SPACIOUS AND WELL-PRESENTED THREE BEDROOM, TWO BATHROOM MODERN HOME WITH OFF STREET PARKING AND LOVELY VIEWS OVER A PARK.

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





DESCRIPTION:

The property is in very good decorative order with wood flooring, double glazed windows and gas fired central heating. Arranged over three floors the accommodation briefly comprises; a reception room, double bedroom and modern wet room with a walk in shower on the ground floor. The first floor offers a second reception, dining area and modern kitchen with integrated appliances and the top floor two double bedrooms and modern family bathroom. To the rear is a superb landscaped garden with patio, lawn and flower beds with off street parking to the front drive.

This is a lovely and versatile modern home and is sold chain free. Your immediate viewing is strongly recommended.

The property is located very convenient for transport links with the choice of four mainline stations operating on two different lines; Lee station is only 0.23 miles, Hither Green 0.62 miles, Kidbrooke station is 0.81 miles and Blackheath 0.87 miles. Blackheath village with its array of boutiques, restaurants and pubs is 0.82 miles away. The popular open spaces of Blackheath Common, Greenwich Park and Manor House gardens are all within a short walk.

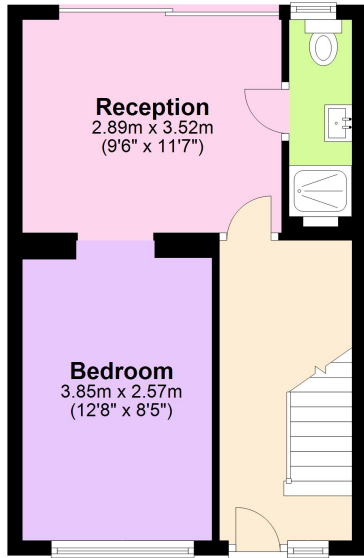
AT A GLANCE

- modern townhouse
- three bedrooms
- two bathrooms
- two reception rooms
- good condition
- off street parking
- chain free
- landscaped garden
- close to stations

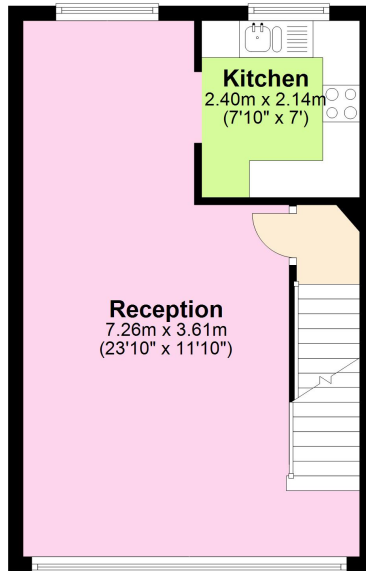




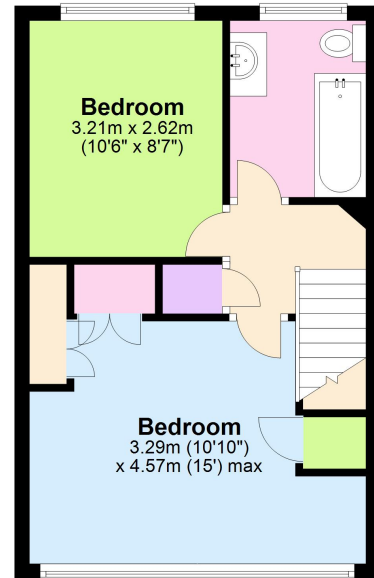
Ground Floor
Approx. 31.6 sq. metres (340.0 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.0 sq. feet)



Second Floor
Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 98.3 sq. metres (1058.5 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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

