



Lee SE12
Guide price £400,000 to £420,000

Description:

This is a charming semi-detached family home which has been refurbished and re-decorated throughout. It is located in a popular residential road ideally positioned for local travel, only 0.6 miles to Lee Train Station, shops, favoured schools and Northbrook Park. The property boasts well proportioned accommodation comprising three bedrooms, a lovely light and airy lounge including a dining area, a beautiful conservatory, new fully fitted kitchen and a first floor family bathroom. Further points to note are, lovely newly fitted carpets throughout, gas central heating, double glazing and a beautiful courtyard rear garden. The Garage is also located at the back of the property. Viewings are highly recommended as this lovely family home is sure to go fast. Awaiting Council tax Band. EPC Rating E

Travel Times from Lee BR Station:

To London Bridge from 14 minutes

To London Charing Cross from 24 minutes

To London Cannon Street from 27 minutes



Directions: From Lee Train Station head south on to Burnt Ash Hill/A2212. At the traffic lights turn right onto S Circular Road/Westhorne Avenue/A205 then take the immediate first left onto Baring Road//A2212. After approximately 0.2 miles take the second road on the right onto Waite Davies Road and the property is located on the right hand side.**Tenure:** Freehold**Council Tax Band:** TBA**Local Authority:** London Borough of Lewisham

Room Dimensions:

Ground Floor

Lounge Area **13'8 x 12'6**

Dining Area **9'0 x 12'6**

Kitchen **10'0 x 5'11**

Conservatory **11'5 x 6'4**

First Floor

Bedroom 1 **16'6 x 11'2**

Bedroom 2 **12'6 x 9'2**

Bedroom 3 **10'3 x 7'7**

Bathroom

Garden **34'6 x 15'11**

Garage **24'7 x 8'4**

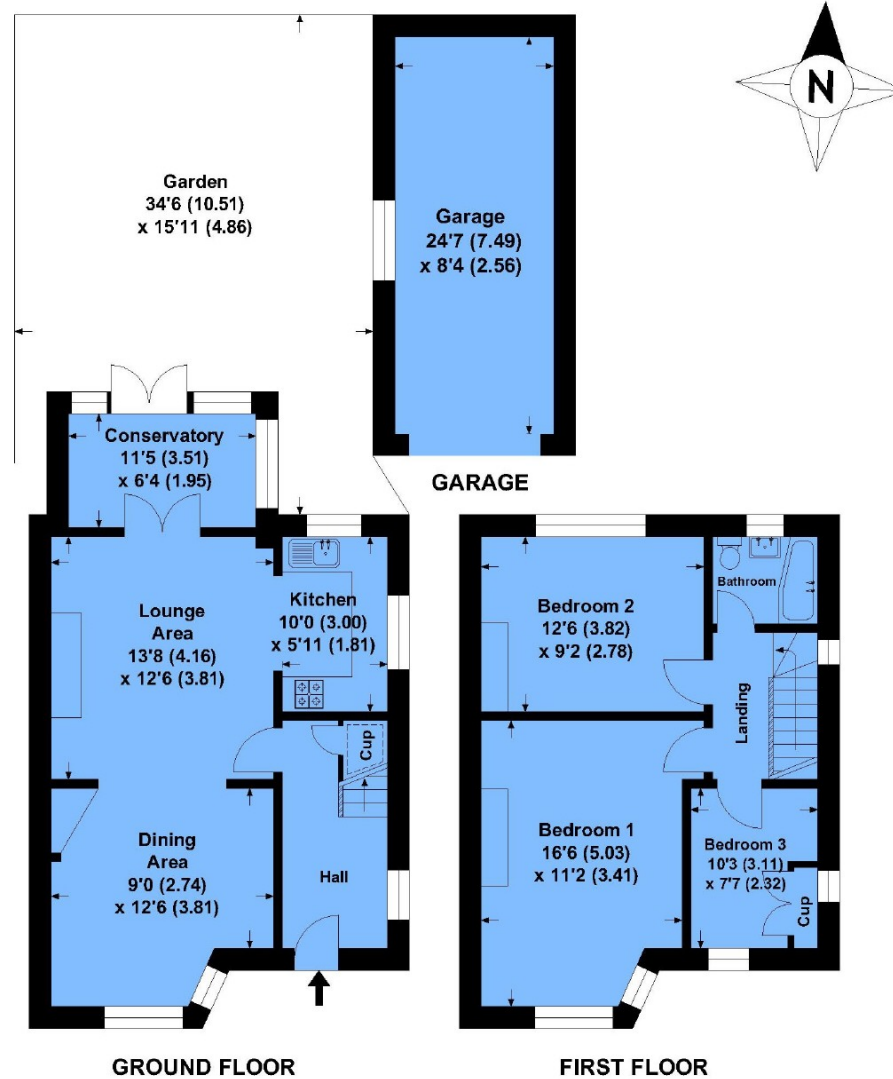


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
			51			44	87
							85

Please contact the branch for a complete copy of the EPC document

Waite Davies Road

APPROX. GROSS INTERNAL FLOOR AREA/EX. GARAGE 997.81 SQFT / 92.70 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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