



London SE12
£700,000

jdm
ESTATE AGENTS

Description:

If you are looking for a spacious home then this 5 bedroom link detached house in a convenient location could be the one. The property has been well maintained by the current owner and being in the corner of the crescent, the back garden widens out, so is good size.

The entrance hall is particularly spacious and both reception rooms are a good size, so there is plenty of living space and flexibility to use how best suits you. There is also a useful utility room off the modern fitted kitchen.

On the first floor, the master bedroom has an ensuite shower room. There are a further 4 bedrooms with a family bathroom and separate cloakroom.

Lee train station is just under a mile away with its excellent connections into London.

An lovely family home in a no through road well worth viewing.



Directions: If walking from Lee Station turn left onto Burnt Ash Hill/A2212. Take the first left turn onto Woodyates Road and walk all the way to the end of the road (0.3 miles) and then turn left onto Westhorne Avenue. Cross over the dual carriageway and Ryelands Crescent is on the right just before the roundabout.

Tenure: Freehold

Council Tax Band: F-£1,842.98

Local Authority: Royal Borough of Greenwich



Room Dimensions:



Please refer to www.jdmestateagents.com to see our full Area Guides.

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		71	79	EU Directive 2002/91/EC		65	74
England & Wales				England & Wales			

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



Rylands Crescent

APPROX. GROSS INTERNAL FLOOR AREA 1857.49 SQFT / 172.56 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.

jdm Blackheath Village

36 Montpelier Vale, Blackheath, London SE3 0TA

020 8463 0091 | e: bh@jdmonline.com

