

# Bernard Skinner



5 Alwick Road, Lee, SE12 9BZ

Guide Price £425,000 - £450,000

- Three bedroom semi
- Half a mile Lee station
- Lounge and dining area
- Facing a green

In the current family for over 40 years this three bedroom semi-detached house facing a green is conveniently located within half a mile of Lee station, with Horn Park primary school around a third of a mile and local shops a few hundred yards away at Sibthorpe Road. Offered with lounge and dining areas and three sizeable bedrooms, third bedroom measures 8'4 x 8'1, there is a 70' easy maintenance garden, mainly paved and a good sized bathroom/wc 9' x 8'.



## Property Description

### ENTRANCE HALL

Upvc front door, understairs storage area, radiator, tiled flooring.

### LOUNGE/DINER

25' 5" into bay x 12' 11" into recess (7.75m x 3.94m) Double glazed bay window to front and double glazed window to rear, brick built fireplace with coal effect gas fire, two radiators, laminate flooring.

### KITCHEN

9' 0" x 7' 4" (2.74m x 2.24m) Double glazed door and window to rear, fitted wall and base units with work surfaces, space for fridge freezer and washing machine, stainless steel chimney hood and sink unit, part tiled walls and tiled flooring.

### LANDING

Double glazed window to side, loft access, fitted carpet.

### BEDROOM 1

13' 4" x 10' 11" (4.06m x 3.33m) Double glazed bay window to front, radiator, fitted carpet

### BEDROOM 2

12' 2" x 11' 10" (3.71m x 3.61m) Double glazed window to rear, radiator, fitted carpet





### BEDROOM 3

8' 4" x 8' 1" (2.54m x 2.46m) Double glazed window to front, built in wardrobe, radiator, fitted carpet.



### BATHROOM

9' 0" x 8' 1" (2.74m x 2.46m) Double glazed window to side, white suite comprising panelled bath with mixer tap and shower attachment, wash basin, w.c. radiator, built in cupboard, tiled walls and flooring

### OUTSIDE

The rear garden measures approximately 70' x 22' narrowing to 15' towards the rear, mainly paved with flower borders, outside tap, shed, brick built outbuilding ( in need of repair ), gated side access.

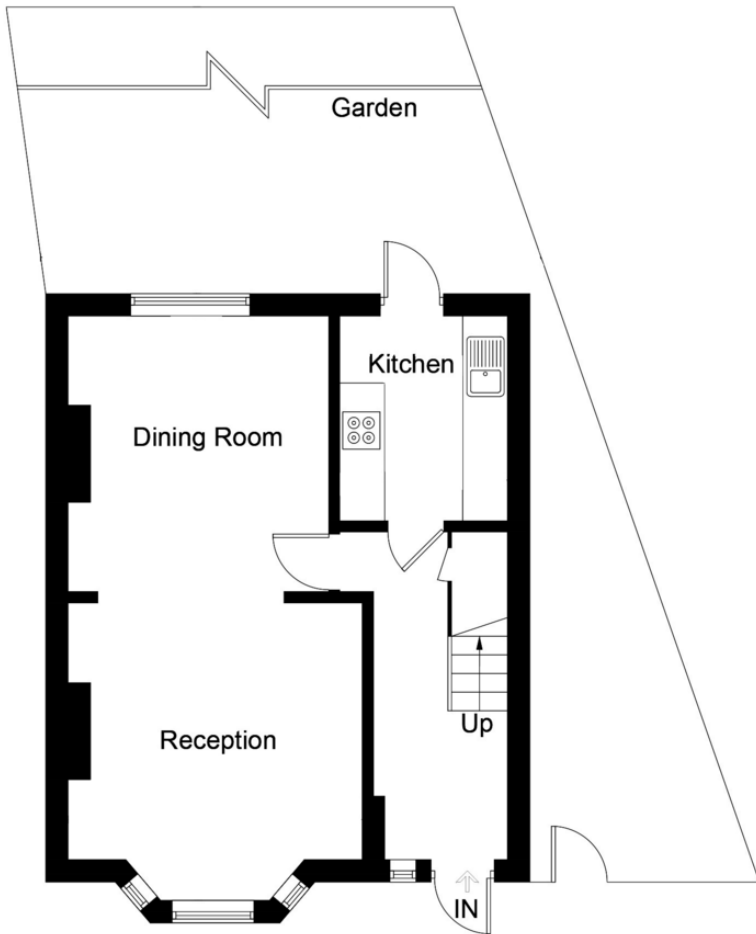
Paved front garden

Preliminary details, awaiting validation.

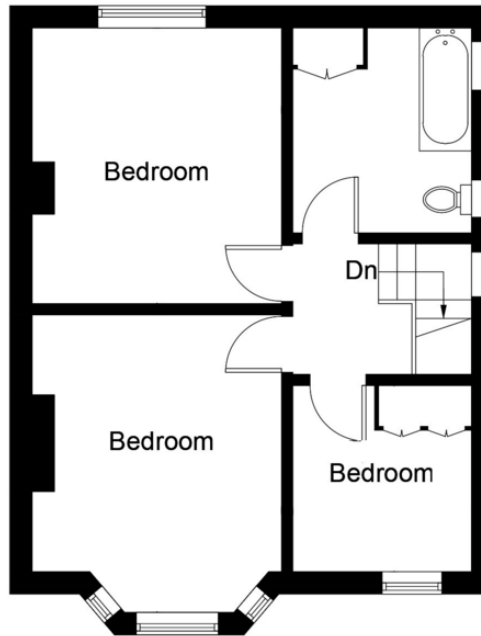


## Alnwick Road, SE12

Approximate Gross Internal Area  
88.5 sq m / 953 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix on behalf of Bernard Skinner (ID747583)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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