



## Micheldever Road, London SE12 8LU

**Freehold**

**Fixed Price £527,000**

Light and spacious three bedroom home located on a popular tree lined road within the Conservation area close to Hither Green (10 mins to London) & Lee (15 mins to London) mainline stations. Set over three floors the property is approached by a driveway providing off street parking for three cars leading to the covered driveway area and front door. To the ground floor is the third bedroom and WC, to the first floor 16' 2 Lounge/diner and fitted kitchen with the remaining two double bedrooms and family bath room on the top floor. There is a 30' paved rear garden ideal for relaxation and BBQs in summer. Micheldever Road is a convenient walk from a large, picturesque park and Sainsburys as well as other local shops, good schools and various bus routes. Greenwich and Blackheath are a short journey by car - the ideal commuter home in a leafy road - an early viewing is highly recommended.

## Property Features

- CHAIN FREE
- FITTED KITCHEN
- OFF STREET PARKING FOR 3 CARS
- CLOSE TO BUS LINKS & SCHOOLS
- 16' 2 LOUNGE/DINER
- THREE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- CLOSE HITHER GREEN & LEE STATIONS
- PAVED GARDEN
- CONSERVATION AREA

## Property Description

### COVERED DRIVE

16' 2" x 11' (4.93m x 3.35m)

Large covered carport with high level storage, bin store and security light.

### ENTRANCE HALL

8' 3" x 7' 1" (2.51m x 2.16m)

Double glazed front door leads into entrance hall with ceramic tiled floor, cloaks area and stairs up.

### CLOAKROOM

Low level WC.

### BEDROOM

10' 10" x 7' (3.3m x 2.13m)

Double glazed window and door to rear, radiator and alcove with wash hand basin on vanity unit.

### LOUNGE/DINER

24' x 11' (7.32m x 3.35m)

Open plan lounge/diner with double glazed windows to front, radiator, stairs up and down.

### FITTED KITCHEN

10' 10" x 7' 2" (3.3m x 2.18m)

Double glazed windows to rear, down lights and tile effect laminate floor. Range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink with mixer tap and drainer, integrated five ring gas hob with extractor hood over and AEG electric oven below. Space and plumbing for washing machine and space for tall fridge freezer.

### LANDING

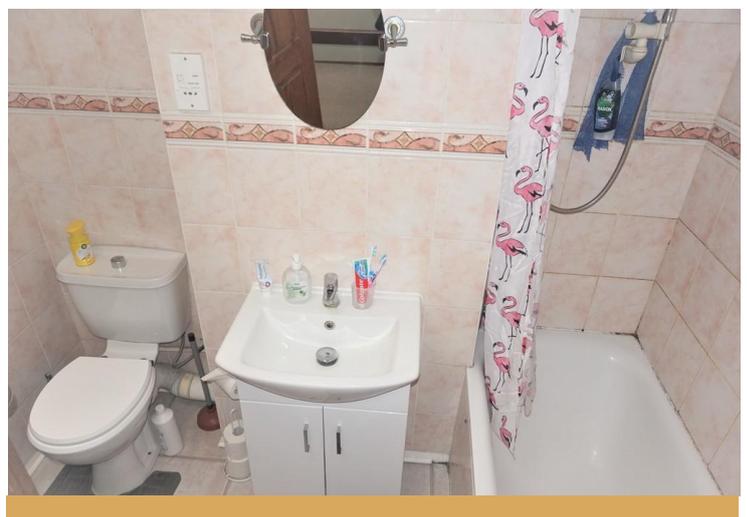
10' 6" x 5' 5" (3.2m x 1.65m)

Sky light and airing cupboard.

### BEDROOM

10' 10" x 10' 8" (3.3m x 3.25m)

Double glazed window to rear, coving, radiator.





**BEDROOM**

11' x 9' 3" (3.35m x 2.82m)

Double glazed window to front, coving and radiator.

**FAMILY BATHROOM**

7' 7" x 5' 3" (2.31m x 1.6m)

Sky light, coving, radiator and tile effect laminate flooring. Low level WC, wash hand basin on vanity unit with electric shaver point over, panel bath with shower mixer tap and shower over and wall mounted mirrored bathroom cabinet.

**REAR GARDEN**

30' (9.14m) (APPROX)

Paved rear garden with wooden storage shed to side.



**FRONTAGE**

Driveway with shrub borders providing off street parking for several cars.

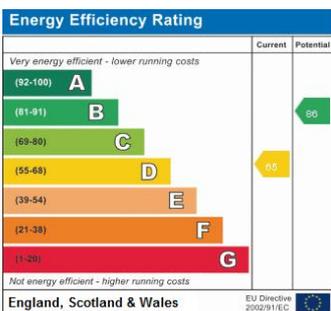
**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 81sqm (Approx 872sqft)

**COUNCIL TAX BAND 'D'**

**DIRECTIONS**

From Lee Railway Station proceed along Burnt Ash Hill and turn right into Micheldever Road. The property is about two thirds of the way down on the right.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:** Lewisham London Borough Council  
**Council Tax Band:** Band D  
**Viewings:** Strictly by appointment only



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