

Stanfords
— sales & lettings —



Guide Price £950,000 Freehold
3 bedroom end of terrace house

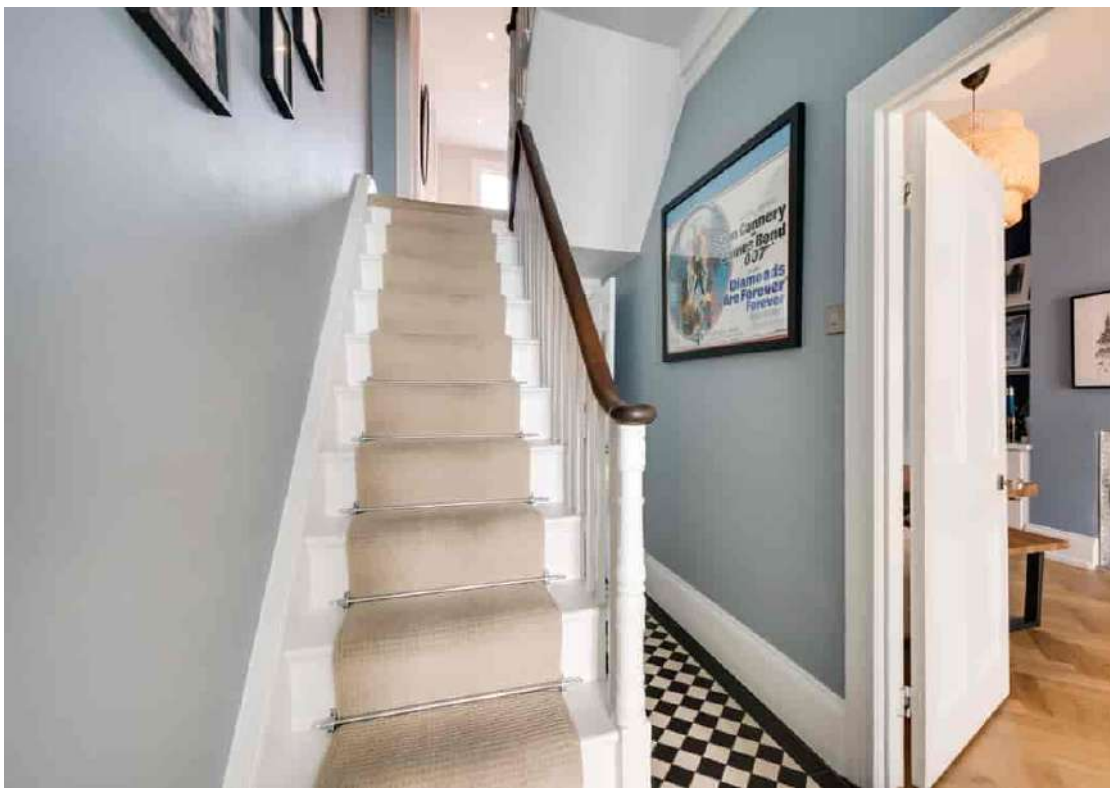
Taunton Road
London
SE12

Read all about it...

This beautifully presented loft and rear extended three-bedroom end of terrace house is ideally located on Taunton Road in Lee. Internally the property comprises a good-sized through lounge/dining room on the ground floor, which flows into the modern fitted extended kitchen/breakfast room. On the first floor, there are two double bedrooms and a recently redecorated modern family bathroom complete with walk in shower.

Situated within a mile of Hither Green, Blackheath and Lee Mainline Stations, providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including a Sainsbury's Superstore and local independent shops and cafes. Blackheath Village can be found less than a mile away and has a wide range of boutique shops, bars and restaurants. Popular with families, Taunton Road also benefits from falling within the catchment area of primary schools and is just a stone's throw away from the beautiful open spaces of Manor House Gardens, with tennis courts, a playground, cafe and lake.

Tenure: Freehold



3 BEDROOM
PERIOD FEATURES
0.5 MILES TO LEE STATION

LOFT & KITCHEN EXTENDED
END OF TERRACE
TOTAL AREA - 1,443SQFT.

Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordstates.london
to arrange a viewing or request further information



ALL
YOU
REALLY
NEED IS
LOVE



GROUND FLOOR

Entrance Hall

Tiled flooring, radiator, understairs storage.

Lounge/Diner

3.72m x 8.10m (12' 2" x 26' 7")

Pendant lighting, bay window to front, plantation shutters, fitted alcove cupboard and shelving, radiator, herringbone wood flooring, working fireplace.

Kitchen/ Breakfast Room

4.22m x 4.77m (13' 10" x 15' 8")

Spotlights, matching wall and base units, under unit strip lights, corian worktops, stainless steel sink with mixer tap, electric oven, electric induction hob, double glazed window and door to rear, tiled flooring.

FIRST FLOOR

Bedroom

4.92m x 3.88m (16' 2" x 12' 9")

Pendant lighting, fitted wardrobes, double glazed sash windows to front, feature fireplace, radiator, fitted carpet.

Bedroom

3.24m x 3.35m (10' 8" x 11' 0")

Pendant lighting, fitted wardrobe, alcove shelving, sash window to rear, feature fireplace, fitted carpet.

Bathroom

2.8m x 3.08m (9' 2" x 10' 1")

Spotlights, sash window to rear, freestanding bath, w/c, basin, walk in shower, partially tiled walls, tiled flooring, underfloor electric heating.

SECOND FLOOR

Bedroom

3.14m x 5.88m (10' 4" x 19' 3")

Spotlights, velux window, fitted wardrobes, radiator, fitted carpet, eaves storage.

En-Suite

Spotlight, velux window, walk in shower, basin, w/c, tiled flooring.

OUTSIDE

Garden

The rear garden is beautifully presented with a patio area, lawn with flowerbed borders and a small garden office to the rear which is fully insulated with electric heating, air conditioning and power. The property also benefits from side access which includes two large storage units currently used for storing bikes and garden tools.



Ground Floor



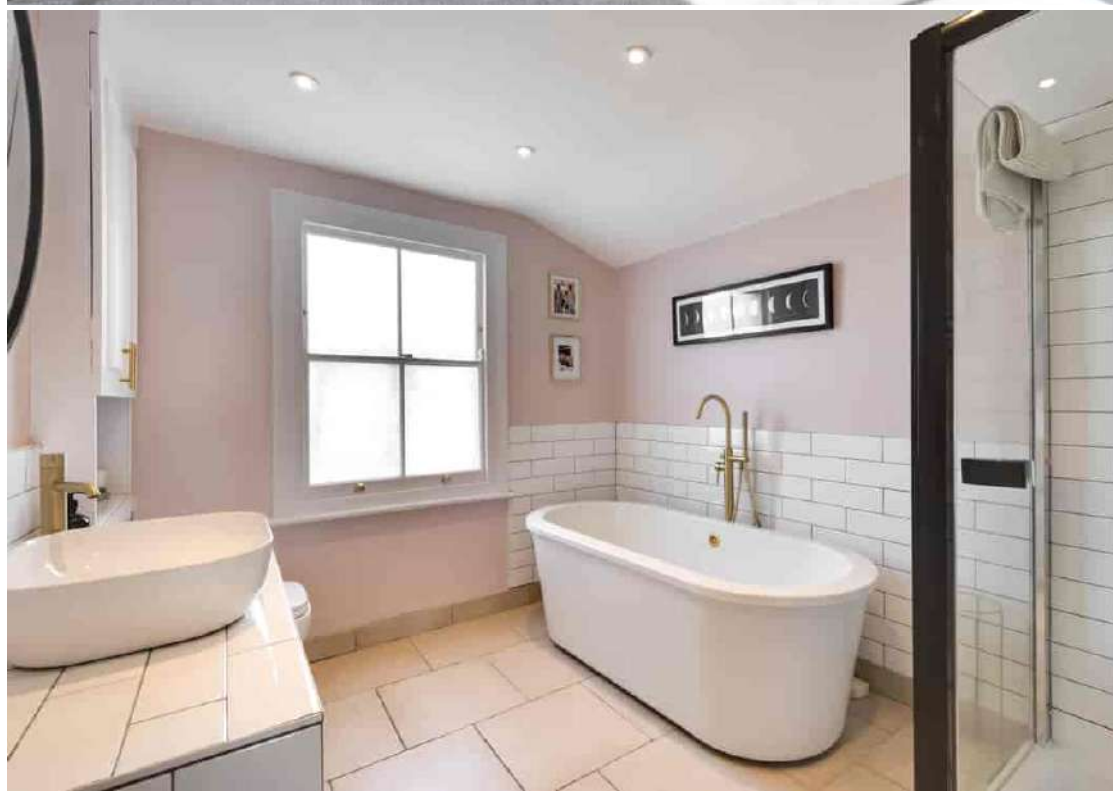
First Floor



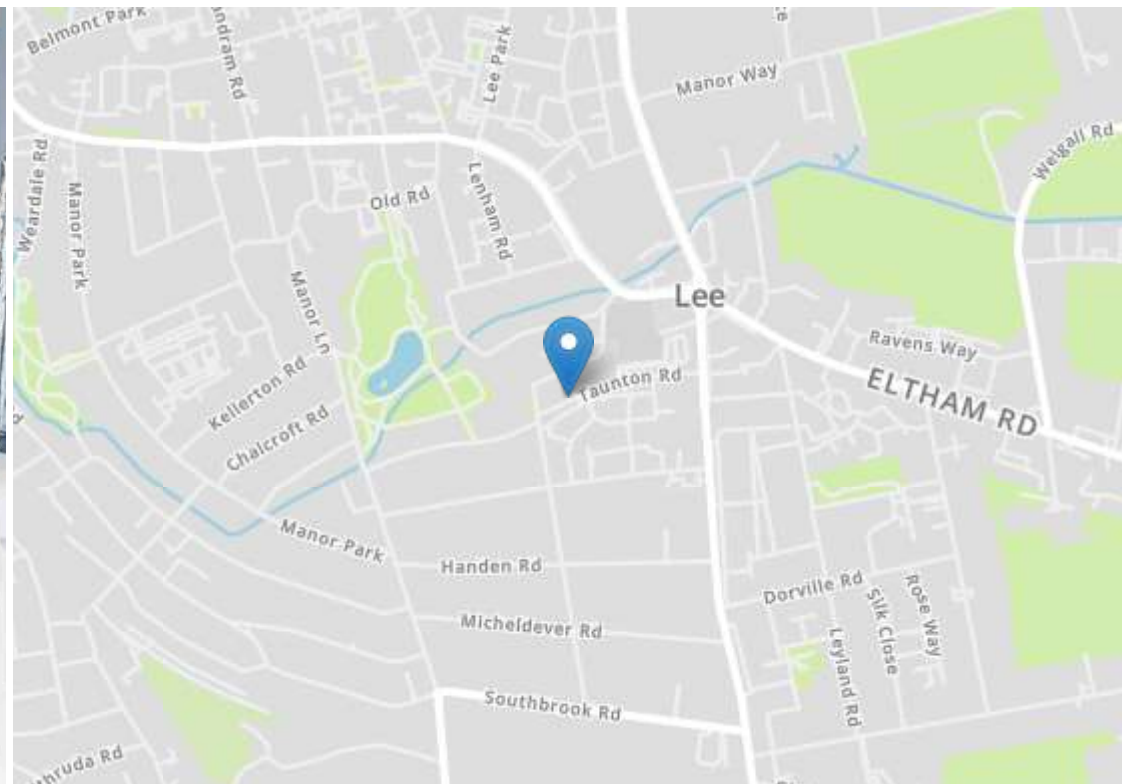
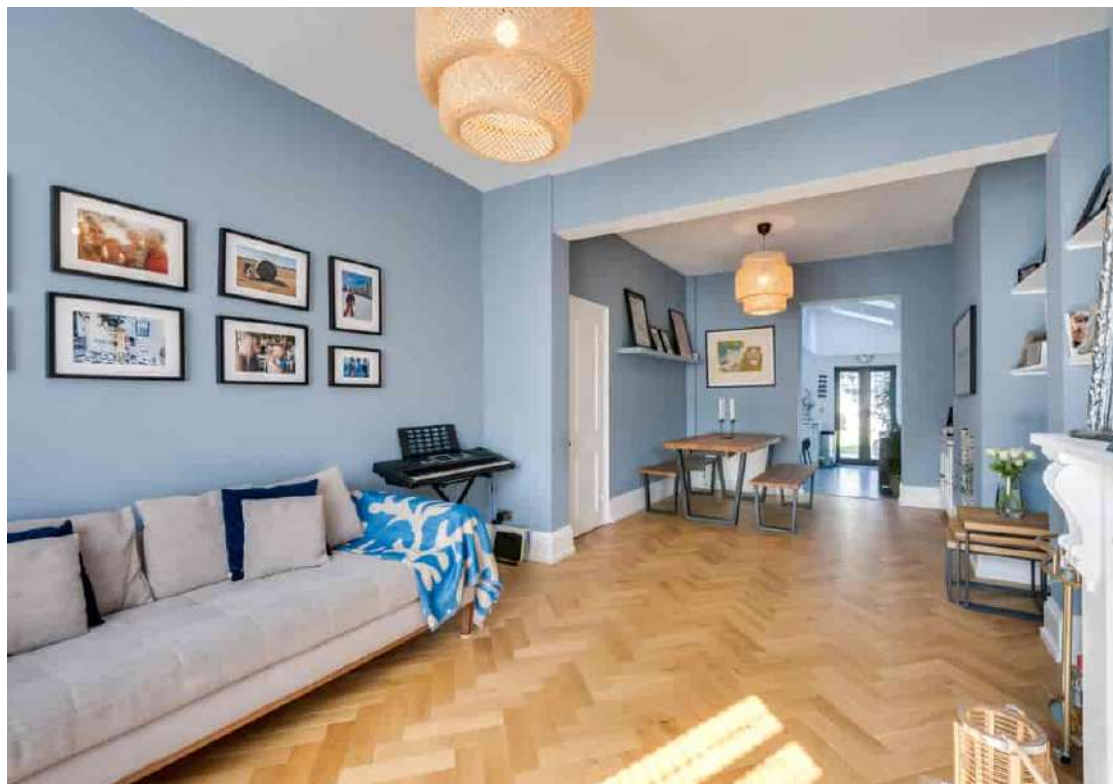
Second Floor

Total Area: 134.0 m² ... 1443 ft²

Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC



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