

Stanfords

— sales & lettings —



£850,000 Freehold

4 bedroom end of terrace house

Brightfield Road

Lee

Read all about it...

Offered to the market with no onward chain, this spacious end-of-terrace family home enjoys a prime location within the Lee Manor Conservation Area, directly adjacent to the entrance of Manor House Gardens. Blending the charm of serene park-side living with the convenience of urban amenities, this property offers an ideal lifestyle for families and professionals alike. Situated in a vibrant community, it boasts excellent transport links, fantastic local amenities, and access to highly regarded schools.

Inside, this inviting home features a welcoming entrance hall leading to a bright double reception room. To the rear, a generously sized kitchen/diner is bathed in natural light from dual-aspect windows. French doors open onto a well-maintained, private garden—perfect for peaceful alfresco dining or soaking up the sun. The ground floor also benefits from a convenient downstairs WC.

The first floor comprises three generously proportioned double bedrooms and a family bathroom with a separate WC. The loft conversion adds a light-filled additional bedroom, complete with an en-suite shower room and ample storage within the eaves.

The property is ideally positioned for local bus routes and within a mile of Hither Green, Lee, and Blackheath Mainline Stations, providing excellent transport links to Central London. The surrounding area offers a wealth of amenities, including a Sainsbury's superstore, popular independent shops, and a variety of dining options nearby. Less than a mile away, Blackheath Village offers boutique shopping, bars, and restaurants.

Families will appreciate the proximity to highly regarded nurseries and schools, including Brindishe Lee Primary School and the ofsted 'Outstanding' rated Brindishe Manor Primary School. Manor House Gardens, literally on your doorstep, offers beautiful open spaces, a lake, tennis courts, a playground, and the popular café, Pistachios in the Park. This exceptional home perfectly combines tranquillity and convenience.

Council Tax: Lewisham band D

**LEE MANOR CONSERVATION AREA
FOUR DOUBLE BEDROOMS
CLOSE TO MANOR HOUSE
GARDENS**

**NO ONWARD CHAIN
LOFT & KITCHEN EXTENDED
0.5MI FROM HITHER GREEN
STATION**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant ceiling lights, storage cupboards, radiator, wood flooring.

Reception Room

13' 7" x 12' 3" (4.14m x 3.73m)

Double-glazed bay windows, pendant ceiling light, fireplace, radiator, wood flooring.

Reception Room

11' 2" x 10' 1" (3.40m x 3.07m)

Pendant ceiling light, radiator, wood flooring.

Kitchen/Diner

Double-glazed windows and doors to garden, skylight, ceiling lights, fitted kitchen units, sink with mixer tap and drainers, integrated gas hob and extractor hood, oven and grill, plumbing for washing machine and dishwasher, boiler, radiators, tile flooring.

WC

4' 8" x 3' 1" (1.42m x 0.94m)

Inset spotlights, washbasin on vanity unit, WC.

FIRST FLOOR

Bedroom

16' 2" x 10' 10" (4.93m x 3.30m)

Double-glazed windows, pendant ceiling light, alcove shelving, radiator, wood flooring.

Bedroom

11' 1" x 10' 2" (3.38m x 3.10m)

Double-glazed window, pendant ceiling light, alcove shelving, radiator, wood flooring.

Bedroom

13' 5" x 9' 3" (4.09m x 2.82m)

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, radiator, wood flooring.

WC

5' 9" x 2' 9" (1.75m x 0.84m)

Double-glazed window, ceiling light, WC, wood flooring.

SECOND FLOOR

Bedroom

16' 10" x 15' 2" (5.13m x 4.62m)

Double-glazed windows, inset ceiling spotlights, eaves storage, radiator, wood flooring.

Ensuite

4' 10" x 4' 9" (1.47m x 1.45m)

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Paved patio leading to lawn, two sheds and side access/



Total Area: 135.3 m² ... 1456 ft² (excluding eaves storage)

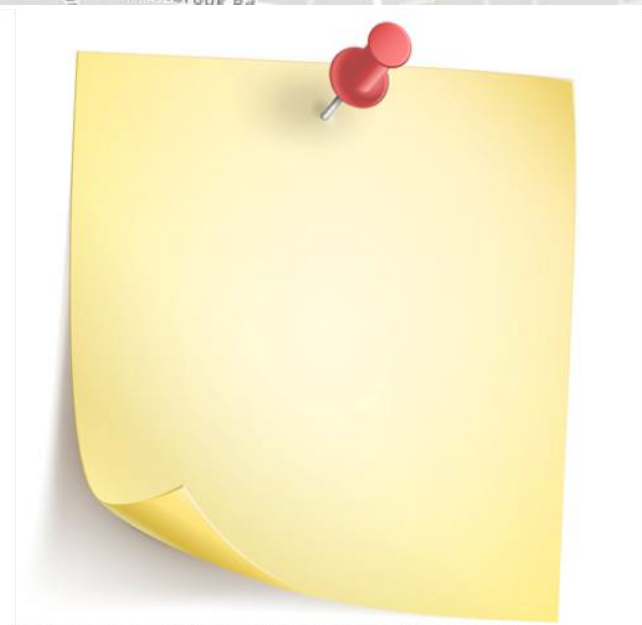
Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(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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