



Birch Grove | Lee, London, SE12 0SP



Guide Price £325,000 - £350,000

Leasehold

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Birch Grove, Lee

Stunning two bedroom ground floor purpose built maisonette which has been much improved by the present owners, private garden and close to excellent transport links. This lovely family home briefly comprises private entrance, remodelled kitchen, large reception with space for dining and direct access to private rear garden, bathroom with white suite and shower over bath, two double bedrooms. Further benefits include double glazing, gas central heating and allocated parking space.

Property Features

- Two bedroom maisonette
- Ground floor
- Fully fitted modern kitchen and bathroom
- Spacious reception room with direct access to rear garden
- Ample storage
- Allocated parking space
- Walking distance to Lee Train Station
- Close to local amenities, parks, and schools
- Total floor area: 69m²= 743ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, laminate floor, storage, access to all rooms.

STORAGE: 2.29m x 0.97m (7'6" x 3'2")

KITCHEN: 4.04m x 2.24m (13'3" x 7'4") Double glazed window to front, range of modern wall and base units, integrated electric oven and gas hob with extractor fan over, sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, cupboard housing wall mounted boiler, tiled splash back and fully tiled floor, radiator.

RECEPTION ROOM: 5.69m x 3.20m (18'8" x 10'6") Double glazed window and door to rear, laminate floor, fire place, radiator.

BEDROOM 1: 4.57m x 2.64m (15' x 8'8") Double glazed window to rear, laminate floor, radiator.

BEDROOM 2: 4.32m x 2.46m (14'2" x 8'1") Double glazed window to front, laminate floor, radiator.

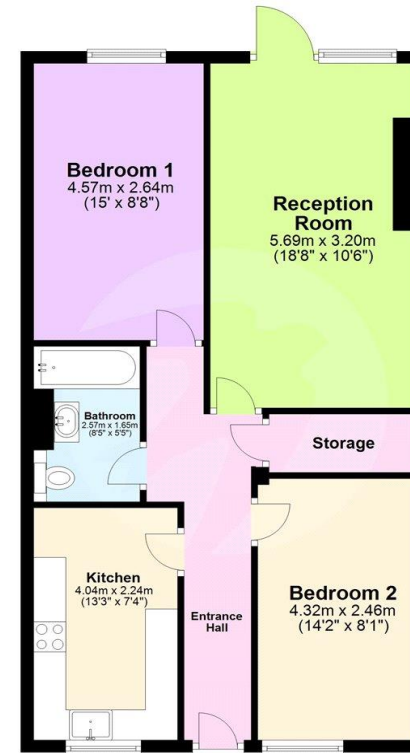
BATHROOM: 4.32m x 2.46m (14'2" x 8'1") Panel enclosed bath with rain shower over and glass shower screen, wash hand basin, low level w.c., tiled splash back, tiled splash back and floor, heated towel rail.

Exterior

GARDEN



Ground Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.



Location

Bordered by popular Blackheath to the north and Bromley to the south, and with plenty of green spaces, Lee, Hither Green and Grove Park all offer a more affordable option for young families.

Trains from Lee reach London Bridge in 13 minutes, and in a mere 10 minutes from Hither Green, with easy access to towns such as Sidcup, Gravesend and Dartford in the opposite direction. Nearby Lewisham also offers access to the DLR, indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Leasehold Information

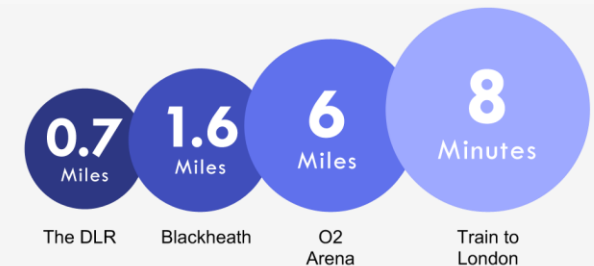
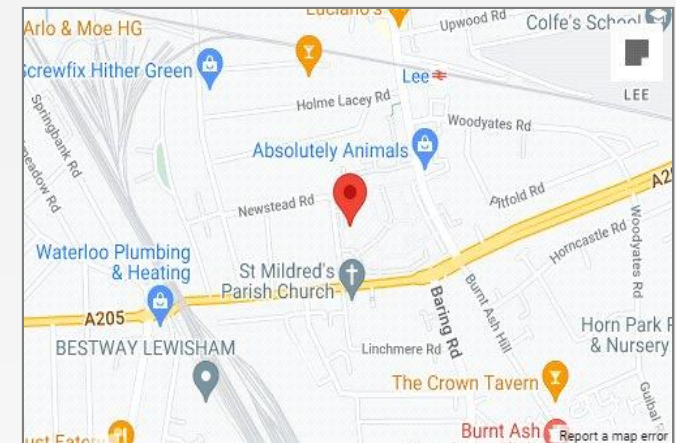
Time remaining on lease: 87 years*
 Service Charge: £600 per year *
 Ground Rent: £10 per year *
 (*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
 Council Tax: Band B (£1,498.20 pa)
 EPC Rating: C

Property Location

Birch Grove, Lee, London, SE12 0SP



*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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