

Stanfords  
— sales & lettings —



**£600,000 Freehold**  
3 bedroom town house

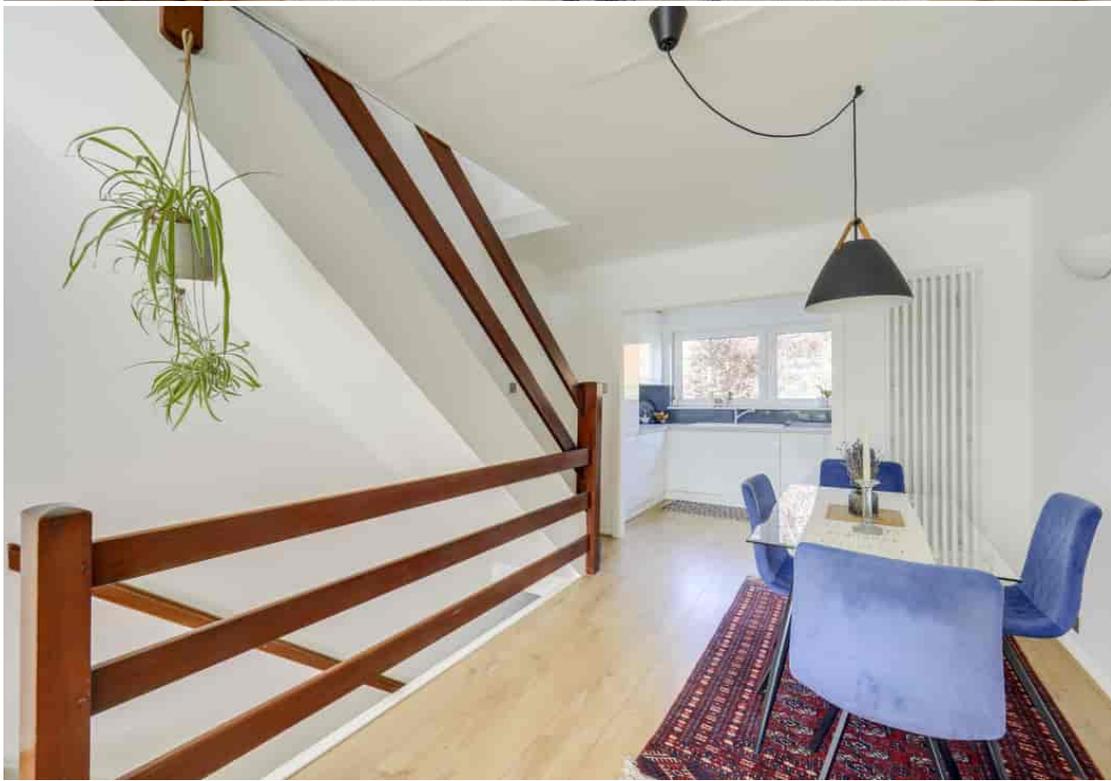
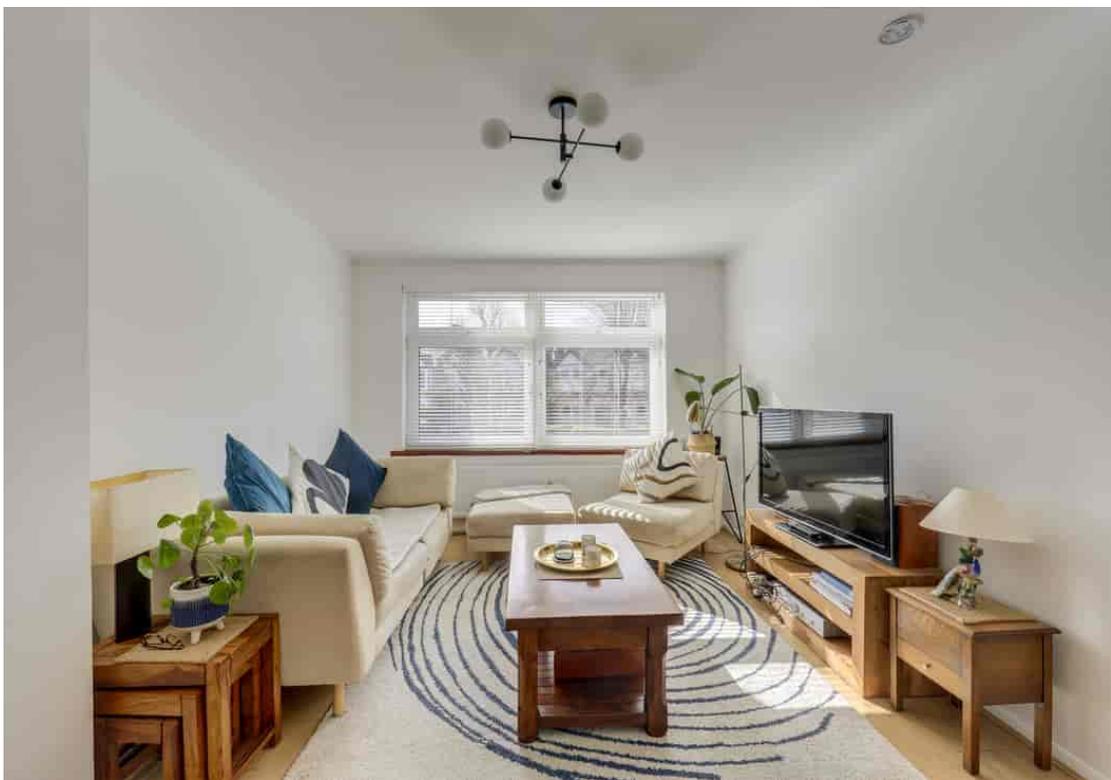
Micheldever Road  
Lee

## Read all about it...

An impressive three-bedroom townhouse situated on a tree-lined residential street in the sought after Lee Manor Conservation Area.

Arranged over three floors and boasting spacious accommodation throughout, the first floor of this property features a bright and newly decorated open plan lounge and sleek kitchen with integrated appliances. Upstairs, the second floor is flooded with natural light from skylights in the hall and bathroom, there are also two good-sized double bedrooms and a large storage cupboard. Heading back downstairs, the ground floor houses a spacious entrance hall leading to a handy downstairs WC and a third bedroom, utilised as a home office/guest room by the current owner. Outside there is a well-maintained garden to the rear and a covered driveway to the front.

Located on Micheldever Road, this property is ideally situated for the many local shops, cafes and pubs Hither Green and Lee have to offer, great transport links and good nurseries and schools, including the 'Outstanding' rated Brindishe Manor Primary School. The beautiful open spaces of Manor House Gardens are just a short walk away, with a library, tennis courts, playground and Pistachios in the Park cafe to enjoy.



**LEE MANOR CONSERVATION  
AREA  
NEW KITCHEN  
GREAT TRANSPORT LINKS**

**OFF - STREET PARKING  
GOOD SCHOOL CATCHMENT  
AREA  
APPROX 828SQFT.**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Covered Driveway

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

Wall light, power sockets, storage cupboard, concrete floor.

### Entrance Hall

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

Flush ceiling light, radiator, tiled flooring.

### Bedroom

10' 10" x 7' 0" (3.30m x 2.13m)

Double-glazed window and door to garden, recessed ceiling lights, utility cupboard, radiator, laminate wood flooring.

### WC

4' 8" x 2' 4" (1.42m x 0.71m)

Ceiling light, washbasin on vanity unit., WC, tiled flooring.

## FIRST FLOOR

### Lounge/Diner

23' 7" x 10' 10" (7.19m x 3.30m)

Double-glazed windows, ceiling and wall light fittings, radiators, laminate wood flooring.

### Kitchen

10' 10" x 7' 0" (3.30m x 2.13m)

Double-glazed windows, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, gas hob and extractor hood, cabinet enclosed combi boiler, laminate wood flooring.

## SECOND FLOOR

### Bedroom

10' 10" x 10' 9" (3.30m x 3.28m)

Double-glazed windows, pendant ceiling light, fitted carpet.

### Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

Skylight, flush ceiling light, bathtub with shower, washbasin on vanity unit, WC, radiator, tiled flooring.

### Bedroom

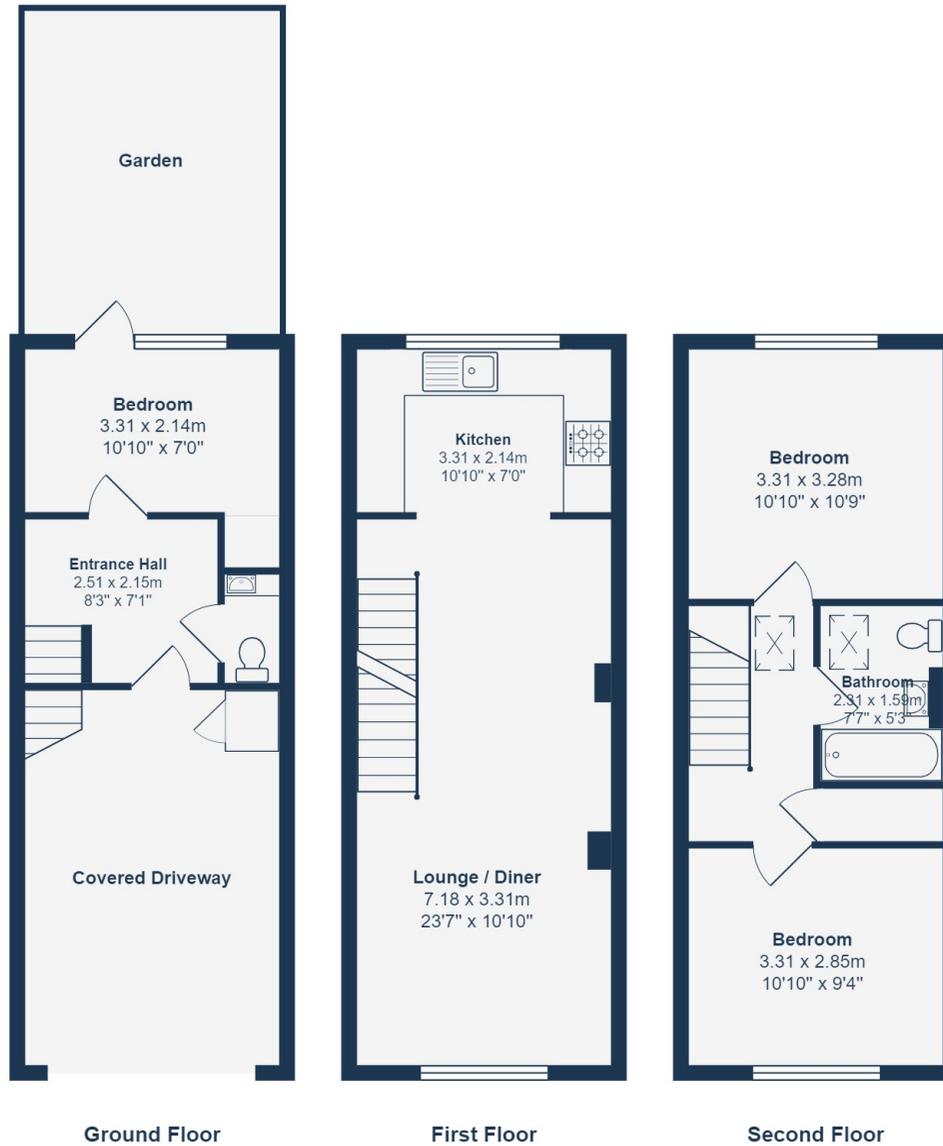
10' 10" x 9' 4" (3.30m x 2.84m)

Double-glazed windows, pendant ceiling light, fitted carpet.

## OUTSIDE

### Garden

Paved garden with storage shed.



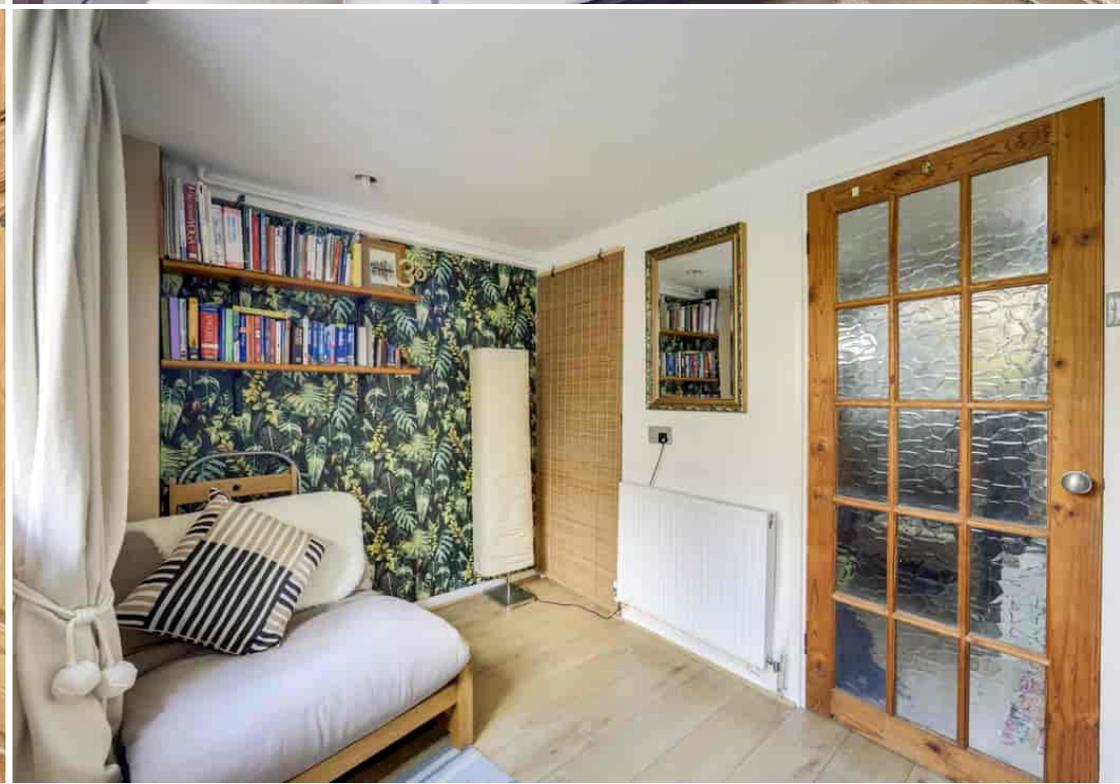
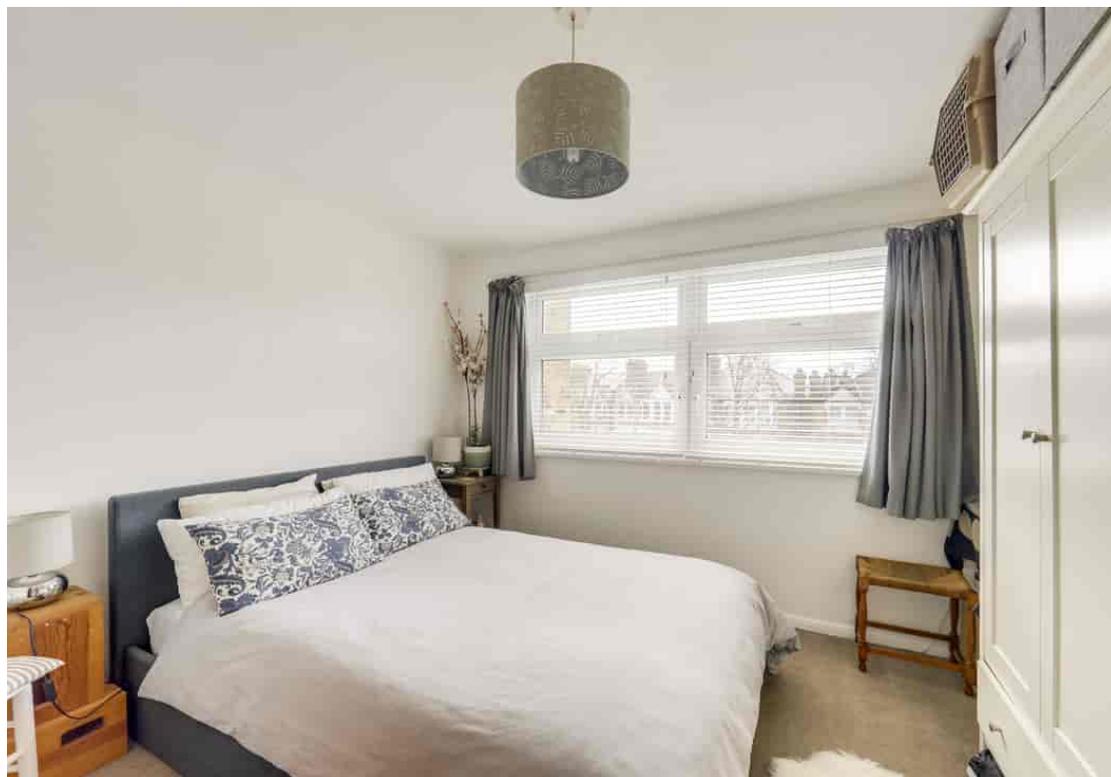
**Ground Floor**

**First Floor**

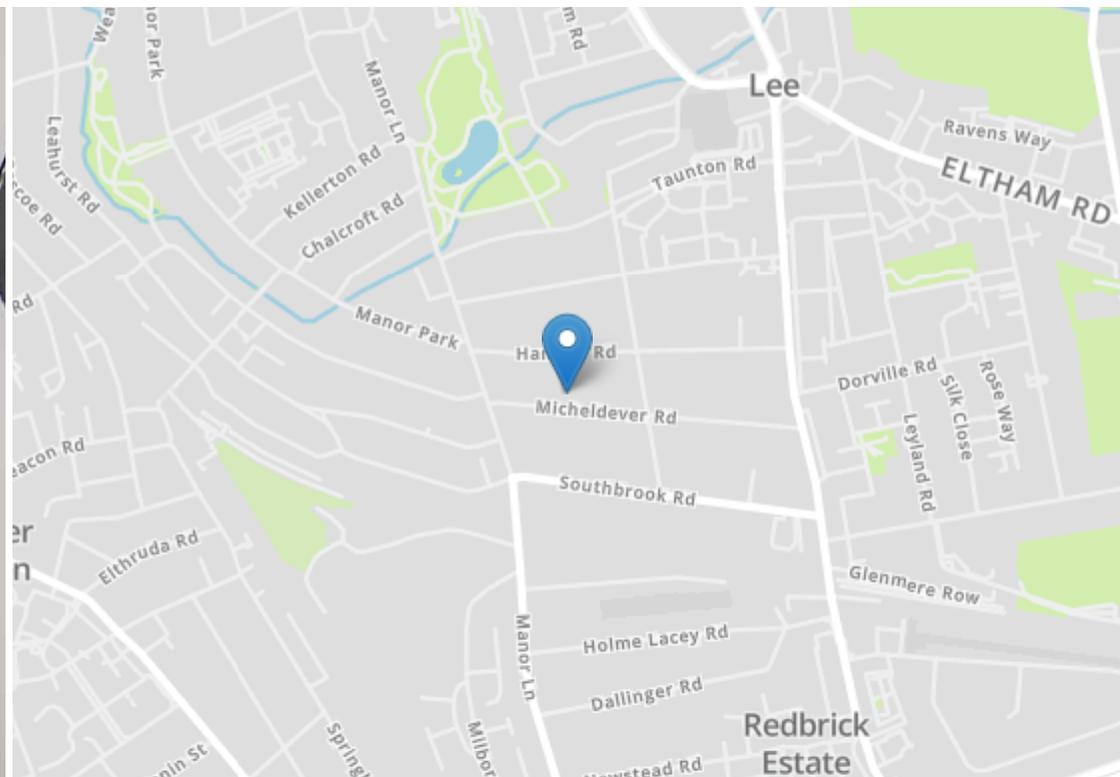
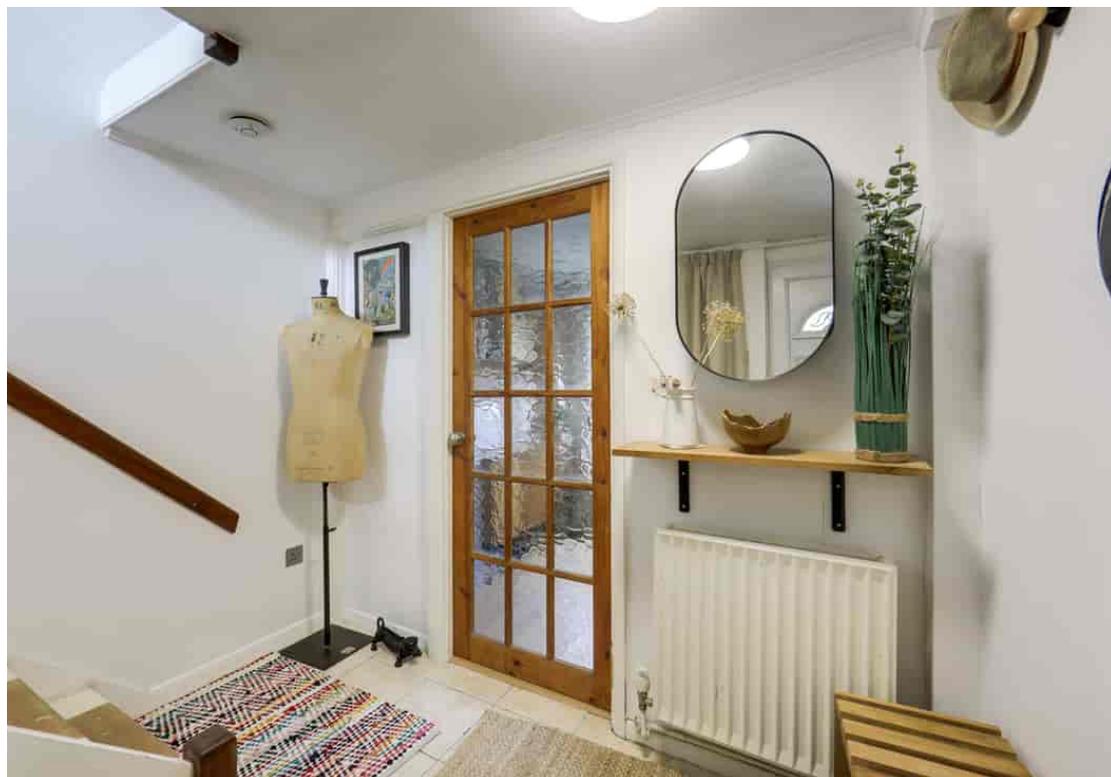
**Second Floor**

Total Area: 76.9 m<sup>2</sup> ... 828 ft<sup>2</sup> (excluding covered driveway & garden)

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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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