

# Stanfords

— sales & lettings —



**£820,000**

4 bedroom end of terrace house

Brightfield Road

Lee

## Read all about it...

An extended four-bedroom, end-of-terrace family home in a desirable location, benefiting from off-street parking and side access.

Arranged over three floors and immaculately presented throughout, the ground floor of this property has been thoughtfully extended, making room for a double-length reception room featuring a bay window with plantation shutters, a feature fireplace and bespoke fitted cabinetry, leading through to a contemporary eat-in kitchen flooded with natural light and a handy downstairs utility/WC.

Upstairs there are three well-proportioned bedrooms and a family bathroom on the first floor. The top floor houses a 17ft principal bedroom with an en-suite shower room.

Stepping outside the rear garden is an ideal space for enjoying warm summer days, with front and rear patios, mature plant borders and a low-maintenance artificial lawn. The garden also benefits from off-street access.

Located on Brightfield Road, a quaint and sought-after street in Lee, this property is ideally situated for popular schools, including the 'Outstanding' rated Brindishe Lee Primary School, good transport links being equidistant from both Hither Green and Blackheath Stations and friendly local shops, cafes and pubs. The beautiful Manor House Gardens are quite literally a stone's throw away, with green open spaces, a lake, tennis courts, a playground and popular cafe - Pistachios in the Park.

**CLOSE TO MANOR HOUSE  
GARDENS  
LOFT & KITCHEN EXTENDED  
TOTAL AREA - 1,303SQFT.**

**OFF - STREET PARKING  
FOUR BED FAMILY HOME**

**Like what you see?**

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to arrange a viewing or request further information





## GROUND FLOOR

### Lounge

14' 4" x 10' 9" (4.37m x 3.28m)

Double-glazed bay windows, plantation shutters, ceiling light, fireplace, alcove cabinets, radiator, wood flooring.

### Reception Room

12' 7" x 12' 3" (3.84m x 3.73m)

Ceiling light, under-stair storage cupboard, alcove cabinets, radiator, wood flooring.

### Kitchen

12' 7" x 12' 3" (3.84m x 3.73m)

Double-glazed windows, door to garden, ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap, integrated dishwasher, grill, oven, gas hob and extractor hood, radiator, tiled flooring.

### Utility/WC

6' 7" x 5' 1" (2.01m x 1.55m)

Double-glazed window, ceiling spotlights, plumbing for washing machine, wall-mounted washbasin, WC, heated towel rail, tiled flooring.

## FIRST FLOOR

### Bedroom

12' 1" x 9' 0" (3.68m x 2.74m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

14' 2" x 8' 3" (4.32m x 2.51m)

Double-glazed windows, plantation shutters, pendant ceiling light, built-in wardrobes, wall-mounted AC unit, radiator, fitted carpet.

### Bedroom

8' 11" x 6' 10" (2.72m x 2.08m)

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

### Bathroom

8' 3" x 6' 10" (2.51m x 2.08m)

Double-glazed window, ceiling spotlights, bathtub with shower and screen, wash basin on vanity unit, WC, heated towel rail, cupboard housing boiler, tiled flooring.

## SECOND FLOOR

### Bedroom

17' 0" x 10' 11" (5.18m x 3.33m)

Double-glazed windows, ceiling spotlights, wall-mounted AC unit, radiator, fitted carpet.

### Shower Room

6' 7" x 3' 4" (2.01m x 1.02m)

Double-glazed window, ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Front and rear paved patios, artificial lawn, side access.



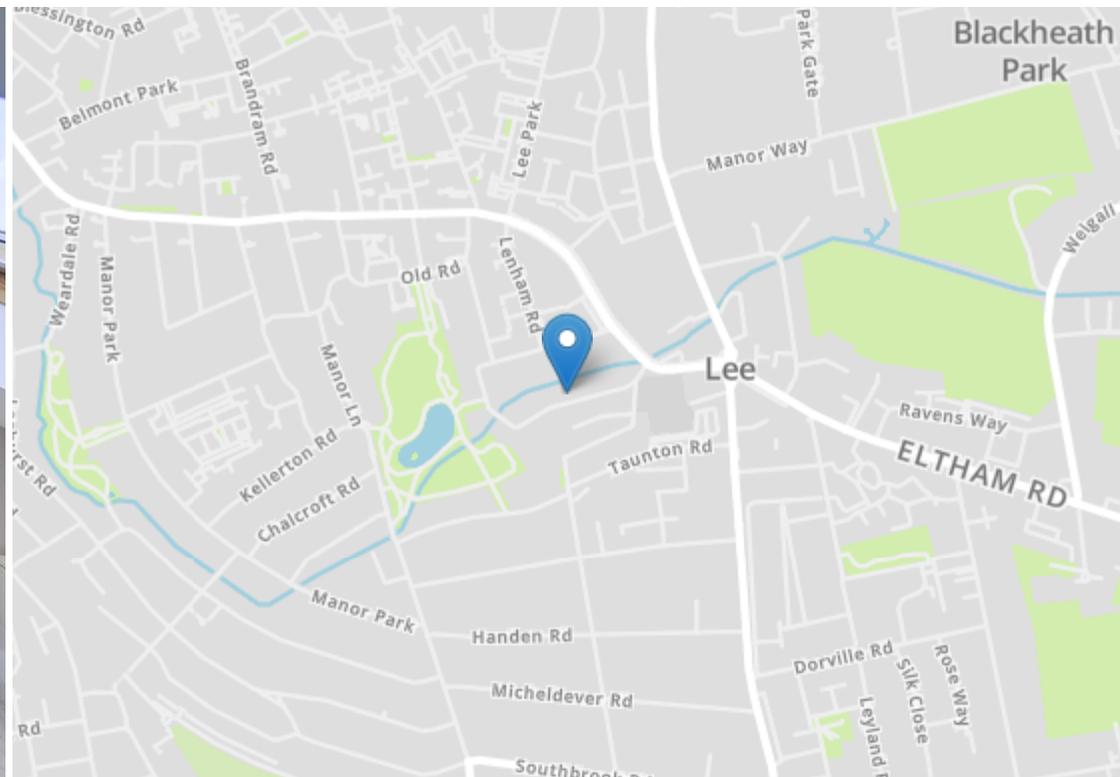
Total Area: 121.1 m<sup>2</sup> ... 1303 ft<sup>2</sup> (excluding garden)

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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