

Stanfords
— sales & lettings —



Guide Price £625,000 Freehold
2 bedroom end of terrace house

Brightfield Road
Lee

Read all about it...

This beautifully presented two-bedroom end of terrace house is set on Brightfield Road, a quiet residential street in the sought-after Lee Manor Conservation Area, known for its characterful homes and strong community feel.

Blending modern interiors with charming period features, the home offers a cosy front reception room complete with a wood-burning stove. To the rear, a spacious dining area flows into a sleek, contemporary kitchen with integrated appliances, overlooking a south-facing garden — a lovingly maintained oasis, perfect for sunny afternoons and outdoor dining.

Upstairs, you'll find two well-proportioned bedrooms, including a generous principal with built-in wardrobes, and a versatile second bedroom — currently arranged as a nursery, but which has previously accommodated a double bed and two bedside tables with ease. A stylish modern bathroom and access to loft storage complete the upper floor.

Ideally located within a mile of Hither Green, Lee, and Blackheath stations, the property offers excellent commuter connections into Central London. Local amenities include a nearby Sainsbury's superstore, independent cafés, shops, and restaurants. Blackheath Village and its vibrant pub and dining scene are also within easy reach.

Families will appreciate the proximity to highly regarded local nurseries and schools, including Brindishe Lee Primary, while the much-loved Manor House Gardens — with its lake, tennis courts, café, and playground — is just a short stroll away.

LEE MANOR CONSERVATION AREA
MODERN KITCHEN
CLOSE TO MANOR HOUSE GARDENS

BEAUTIFULLY DECORATED THROUGHOUT
SOUTH FACING GARDEN
GREAT TRANSPORT LINKS

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GROUND FLOOR

Entrance Hall

Pendant ceiling light, radiator, parquet wood flooring.

Reception Room

3.29m x 3.17m (10' 10" x 10' 5")

Sash window, pendant ceiling light, alcove shelving, wood burning stove, radiator, fitted carpet.

Dining Room

4.34m x 3.16m (14' 3" x 10' 4")

Sash window, pendant ceiling lights, fireplace, fitted shelving and cabinet, radiator, parquet wood flooring.

Kitchen

4.30m x 2.43m (14' 1" x 8' 0")

Windows and door to garden, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, wine cooler, oven and gas hob, extractor, radiator, parquet wood flooring.

FIRST FLOOR

Bedroom

4.34m x 3.17m (14' 3" x 10' 5")

Sash windows, pendant ceiling light, fitted wardrobes, storage cupboard, fireplace, radiator, wood flooring.

Bedroom

3.16m x 2.11m (10' 4" x 6' 11")

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

Bathroom

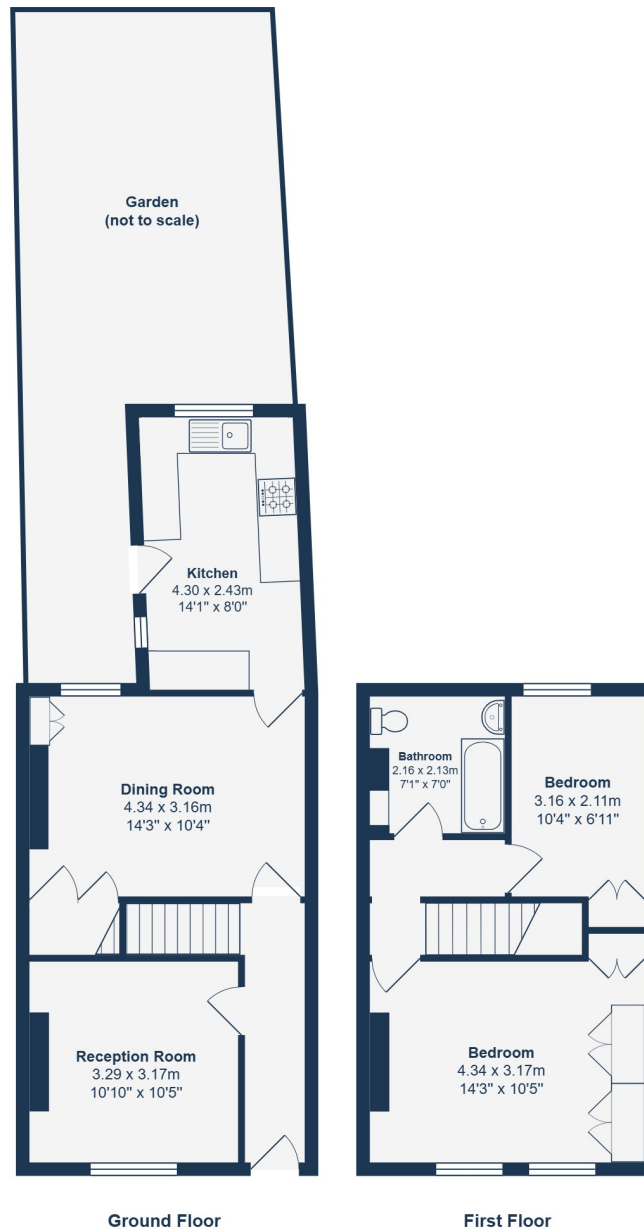
2.16m x 2.13m (7' 1" x 7' 0")

Double-glazed window, track ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail.

OUTSIDE

Garden

South Facing garden with two storage sheds.

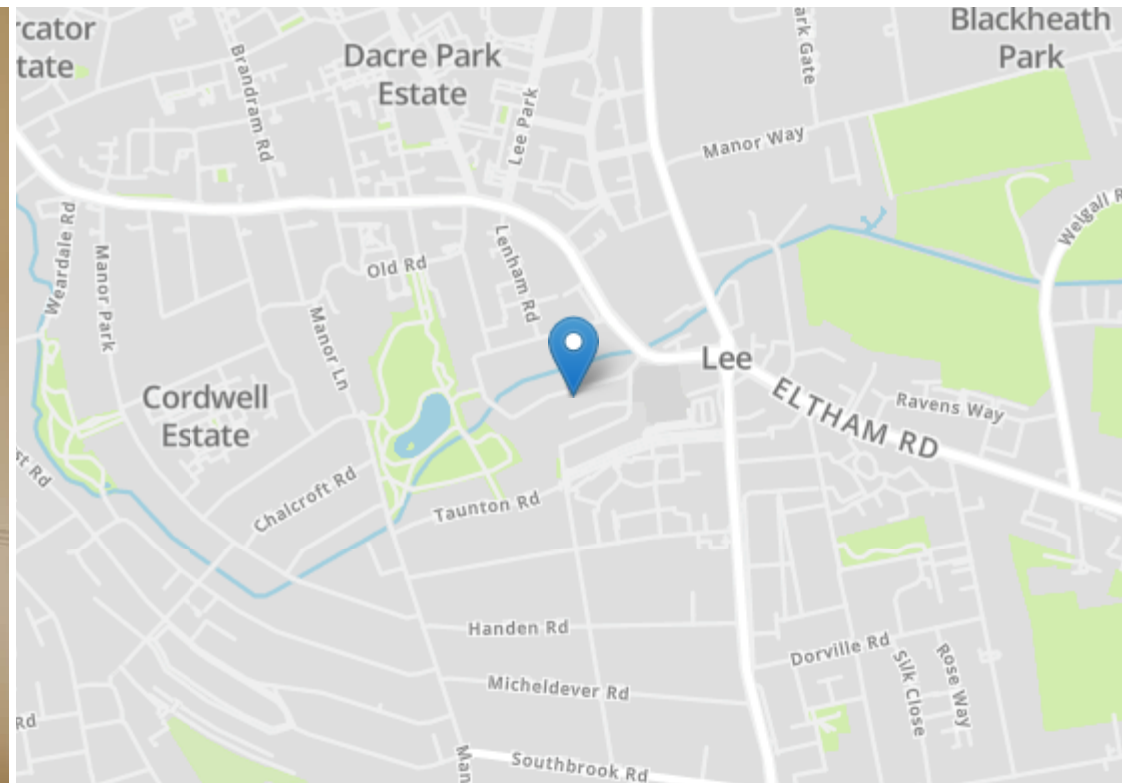


Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(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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