HUNTERS®

HERE TO GET *you* THERE

**Ronver Road, London, SE12 0NJ**

**£400,000 TO £425,000**

**Property Images**

















HUNTERS®

HERE TO GET *you* THERE

## Property Images

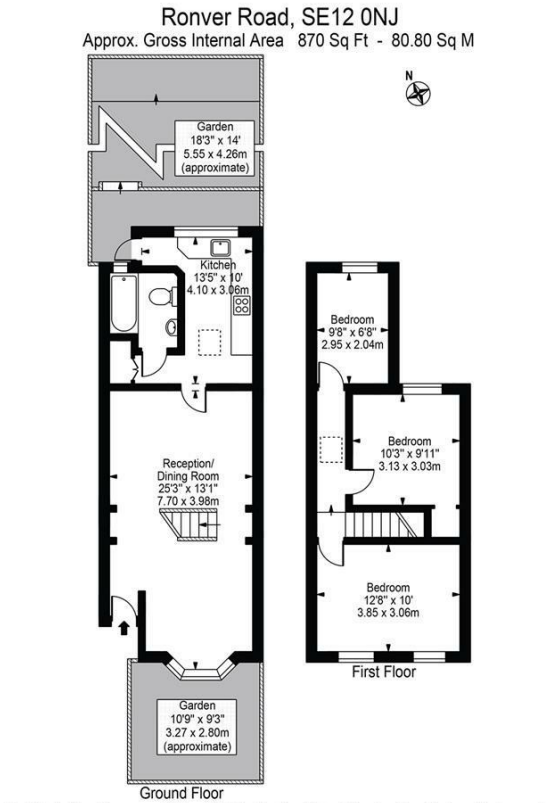






HUNTERS®

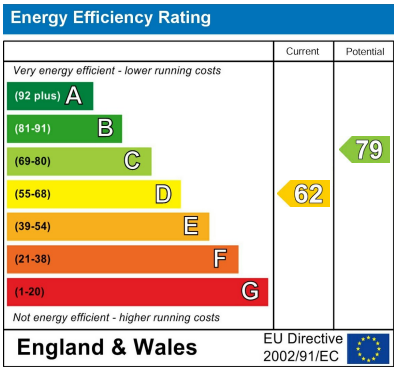
HERE TO GET *you* THERE



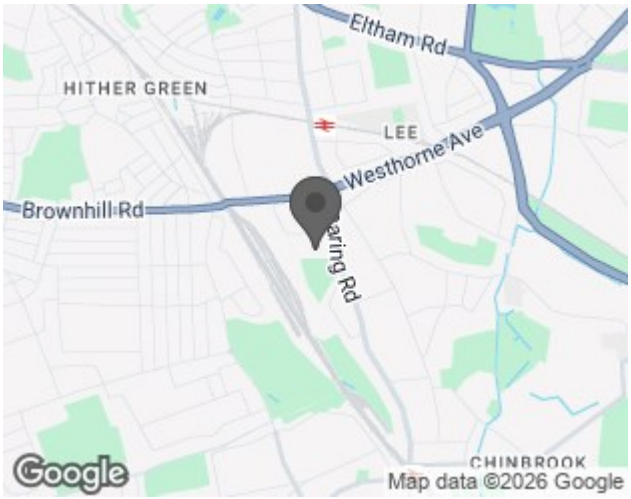

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC




## Map




## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Freehold

CHAIN-FREE

GUIDE PRICE £375,000 to £400,000

TENURE: FREEHOLD

Hunters are proud to present this three-bedroom freehold property to the market on a quite residential road and spanning approximately 870 sqft in the heart of Lee. The property offers a front garden, a well-sized back garden, a substantial dining room/living area spanning approximately 325sqft, a separate kitchen and a family bathroom on the ground floor. Upstairs offers two really well-sized double bedroom and a single bedroom.

Ronver Road is well situated for easy access to a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

## Features

• CHAIN-FREE • GUIDE PRICE £375,000 TO £400,000 • FREEHOLD • THREE BEDROOMS • FRONT AND BACK GARDENS • OPEN-PLAN LIVING/DINING ROOM • SEPARATE KITCHEN • IDEAL LOCATION • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport, Parks and Green Spaces

CHAIN-FREE

GUIDE PRICE £375,000 to £400,000

TENURE: FREEHOLD

EPC: D

COUNCIL TAX BAND: D

Hunters are proud to present this three-bedroom freehold property to the market on a quite residential road and spanning approximately 870 sqft in the heart of Lee. The property offers a front garden, a well-sized back garden, a substantial dining room/living area spanning approximately 325sqft, a separate kitchen and a family bathroom on the ground floor. Upstairs offers two really well-sized double bedroom and a single bedroom.

Ronver Road is well situated for easy access to a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

TRANSPORT:

Train Stations

• Grove Park Station: ~0.5 miles away (Southeastern services toward London Bridge, Charing Cross, and Cannon Street).
• Lee Sation: - 0.7 miles away (Southeastern services toward London Bridge, Charing Cross, and Cannon Street).
London Bridge can be access in around 15 minutes, Cannon Street is around 22 minutes and Charing Cross in approximately 28 minutes.

Local Buses
• Route 261: Connects to Lewisham Station and Bromley.
• Route SL4: Superloop express route heading toward Canary Wharf.
• Route 273: Connects Petts Wood and Lewisham.
• Route 160: Connects Sidcup and Lee.

In addition to rail connections, there are several bus routes operating locally, providing further connectivity across South East London and beyond.

LOCAL SCHOOLS

Baring Primary School
High expectations for all pupils with an ambitious curriculum, most pupils achieve in line with national averages, wide range of enriching experiences, including trips and projects, pupils are polite, courteous, and exhibit good behaviour as well as effective support for pupils with special educational needs and/or disabilities (SEND).

Horn Park Primary
Outstanding behaviour and attitudes, outstanding personal development, good leadership and management, good early years provision as well as inclusive and friendly environment.

SHOPPING, DINING & RECREATION:

A lot of the bars and restaurants are family owned and provide a very unique village feel appreciated by local residents. Restaurants include Sapori D'Italia, Taste Nice, The Lord Northbrook Pub, The Sation Pub, Casa Linda and Sapore Vero. There is also Park Fever offering local beers and wines. For shopping there is the Blackheath Food Centre and a large Sainsbury's. There is also a Pharmacy and a Post Office Locally.

The area is known for its strong sense of community and variety of popular eateries, including independent cafés and well-regarded local restaurants.

LOCAL LEISURE AND RECREATIONAL AREAS

Colfe Leisure Centre, located on Horn Lane is in proximity and offers a 25m swimming pool, a gym, fitness classes (yoga, pilates, spin), and outdoor tennis/badminton courts.

Northbrook Park which offers a lovely park area to exercise dogs aswell as outdoor exercise equipment and Manor House Gardens are within walking distance and offer a walled flower garden, a tranquil duck pond, a children's playground, tennis courts, and an on-site café. It also includes a dedicated dog-free area and a library. # Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: D

The building
Mid-terrace house, standard construction
3 bedrooms, 1 bathroom, 1 reception

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE great
Parking: Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
England
Not in a conservation area
No tree preservation order
Title register restrictions (LN234341):
- There is a rule stating that the property cannot be sold or transferred without the agreement of the mortgage lender, The Mortgage Works (UK) PLC. This is a standard procedure to ensure the mortgage is paid off when the house is sold.
No environmental risks recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.