

# HUNTERS®

HERE TO GET *you* THERE

**Leewood Close, London, SE12 8AZ**

**£375,000**

**Property Images**



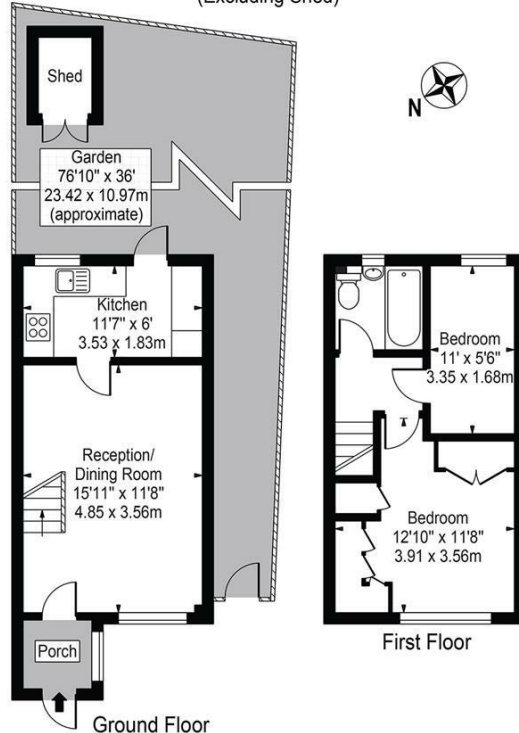
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## Property Images



Leewood Close, SE12 8AZ  
Approx. Gross Internal Area 557 Sq Ft - 51.75 Sq M  
(Excluding Shed)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

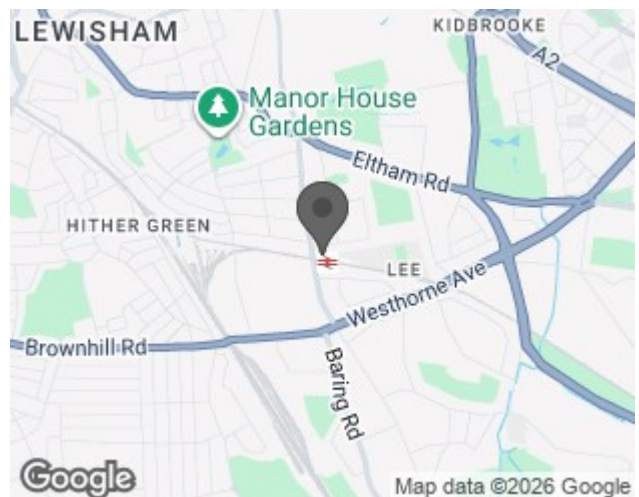
www.interdesignphotography.com

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Reception: 1  
Tenure: Freehold

ASKING PRICE £375,000

## FREEHOLD UPON COMPLETION

An end-of-terrace two bedroom house situated in a private close and ideally located next to Lee Station.

The property spans approximately 557sqft and is comprised of two bedrooms, a well-sized reception room, a separate kitchen, a family bathroom, a front garden and also the largest back garden in the development which benefits from substantial land around the side. There is also a parking space.

**Features** Leewood Close is situated within close proximity to shops, restaurants, amenities, schools, transport links, parks and green spaces. Early viewing

• **Highly Recommended** • ASKING PRICE £375,000 • FREEHOLD UPON COMPLETION • TWO-BEDROOM END OF TERRACE • FRONT AND REAR GARDEN • IDEAL LOCATION • WELL SIZED RECEPTION ROOM • FAMILY BATHROOM • PARKING SPACE • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

ASKING PRICE £375,000

## FREEHOLD UPON COMPLETION

Hunters are proud to present this two-bedroom end-of-terrace property to the market on a quite residential road and spanning approximately 557 sqft in the heart of Lee. The ground floor offers a well-sized dining room/living area and a separate kitchen, a front garden, a well-sized back garden with land to the side and also a shed.

The second floor has a double bedroom, a large single bedroom and a family bathroom. The property is situated in a quiet close just off the main road and next to the station and benefits from its own parking space.

Leewood Close 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: 1.0 miles away (Southeastern services toward London Bridge, Charing Cross, and Cannon Street).

- Lee Station: - 0.1 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 Saponi D'Italia, Taste Nice, The Lord Northbrook Pub, The Station Pub, Casa Linda and Saporo 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.