



Kimbolton Close, Lee, London, SE12 0JH

- Three-bedroom split-level maisonette
- Private south-west facing terrace
- Scope to modernise and add value
- Approx 0.2 miles from Lee station (Zone 3)
- Ideal for first-time buyers or buy-to-let investors
- Bright & spacious 19'9 reception room
- Sold with a new 125-year lease upon completion
- Peaceful cul-de-sac location
- Close to local shops, green spaces, and good schools
- Excellent storage throughout

Guide Price £350,000 - £375,000



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DESCRIPTION

Sold with a new 125-year lease upon completion. We are delighted to offer to the market this spacious three-bedroom split-level maisonette set within the popular Kimbolton Close, just off Burnt Ash Hill, SE12.

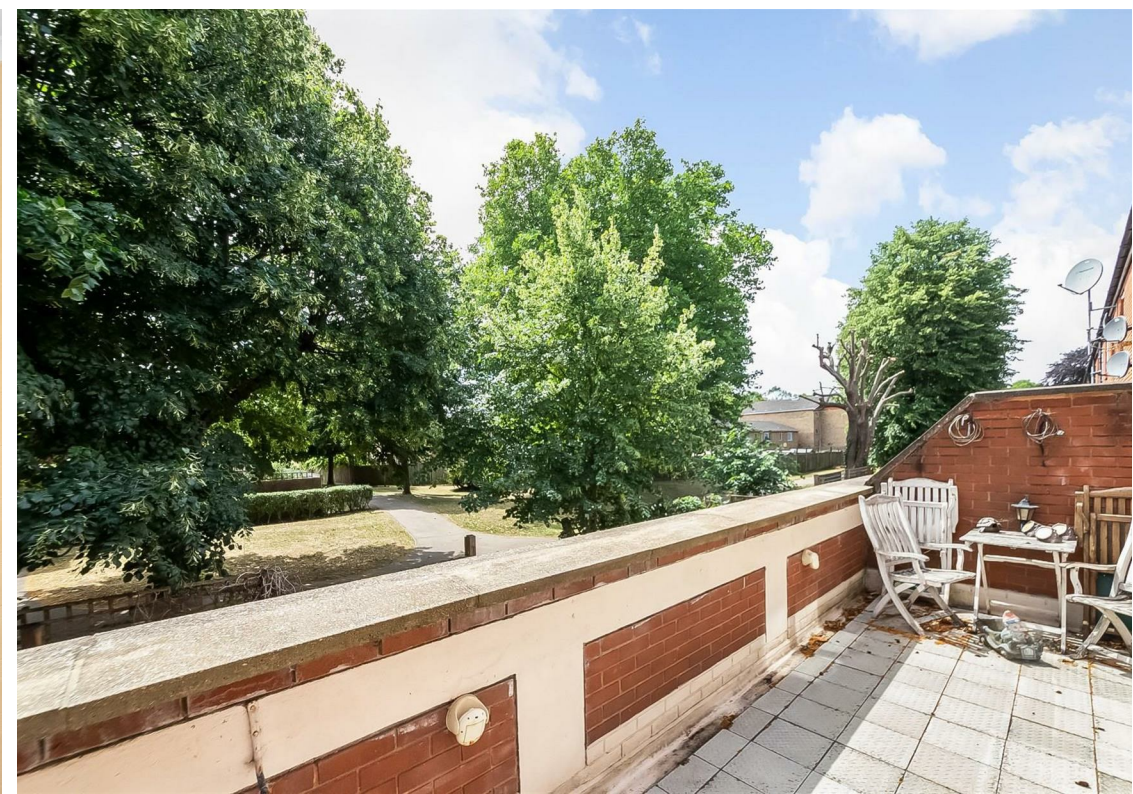
Situated in a quiet residential cul-de-sac, this well-proportioned home offers over 960 sq. ft of internal space, ideal for buyers seeking generous accommodation in a well-connected location. The property is well maintained throughout, offering a blank canvas for those looking to update and add value.

Arranged over two floors, the first floor comprises a bright and expansive 19'9 x 10'9 reception room with direct access to a private south-west facing terrace – perfect for alfresco dining or entertaining. A good-sized separate kitchen and handy ground floor W/C complete this level.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom measuring over 13ft, and a well-sized family bathroom. There is ample built-in storage throughout, offering practicality to match the space.

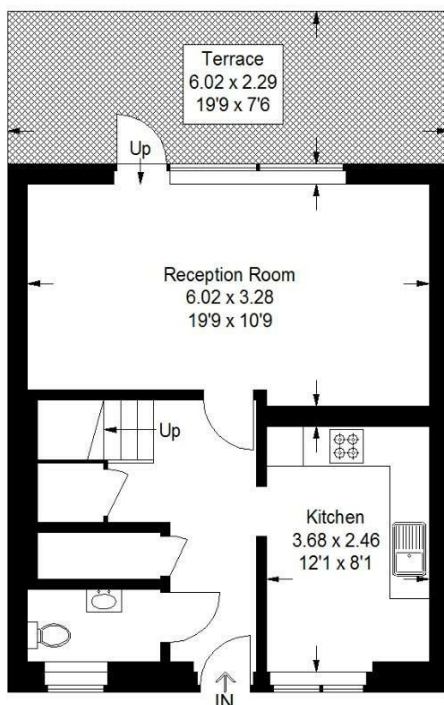
Located within walking distance of Lee station, offering swift services into London Bridge, Cannon Street, and Charing Cross, the property also enjoys excellent local amenities including parks, shops, and schools – making it a superb opportunity for both first-time buyers and investors alike.



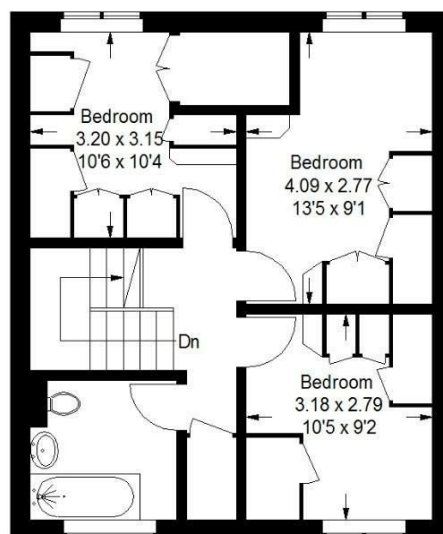


Kimbolton Close, SE12

Approximate Gross Internal Area
89.3 sq m / 961 sq ft



First Floor

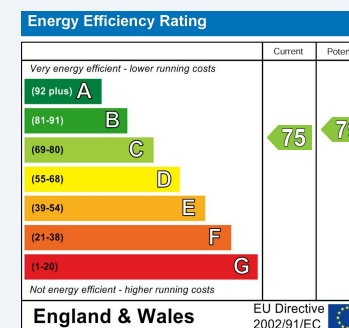


Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1216865)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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