



## Baring Road, Lee, London, SE12 0LA

- 3 BEDROOMS & 2 RECEPTION ROOMS
- FOR SALE WITH NO ONWARD CHAIN
- 0.7 MILES FROM GROVE PARK STATION
- GENEROUS 94FT x 25FT GARDEN TO REAR
- 1232 SQFT /114 SQM INTERNAL AREA
- REQUIRES MODERNISATION
- 0.6 MILES FROM LEE STATION
- DRIVEWAY TO FRONT
- POTENTIAL FOR EXTENSION & LOFT CONVERSION (STPP)

**Guide Price £499,995**





# Baring Road, Lee, London, SE12 0LA

## DESCRIPTION

1930's 3-bedroom semi-detached house in Lee requiring modernisation & offering the potential of becoming a stunning family house once again and we feel there are a number of great options to extended and remodel the property (subject to planning consent). The property is unextended, measures a spacious 114SQM / 1232 SQFT internally, and still has the classic layout of a home of this style & era. It also benefits from generous gardens to the front & rear and is offered with no onward chain.

Locally, Lee and Grove Park Stations and local shops are both easily accessible by foot. There are also a number of highly sort after primary and secondary schools nearby and the area is home to a warm and friendly local community. Transport links include the new SL4 Superloop bus which connects to Canary Wharf and is free of charge until at least April 2026 as well as rail services from Lee & Grove Park Stations which connect to the City, West End & Canary Wharf.

EPC on Order

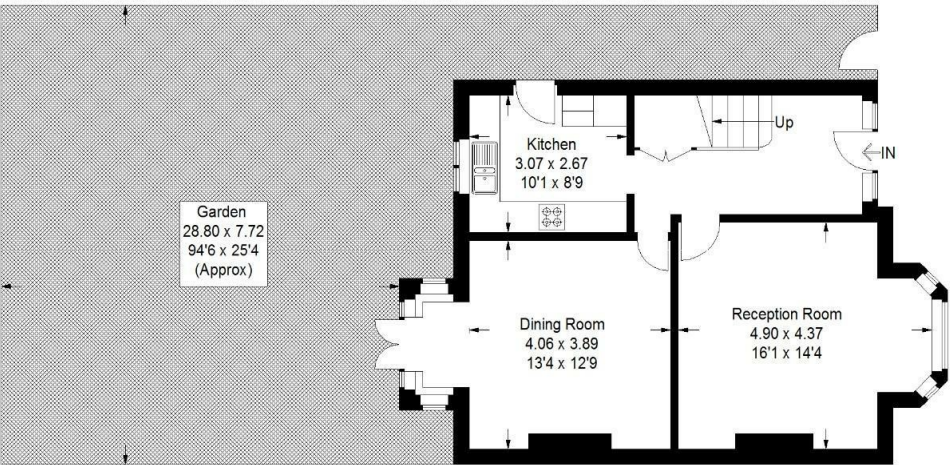






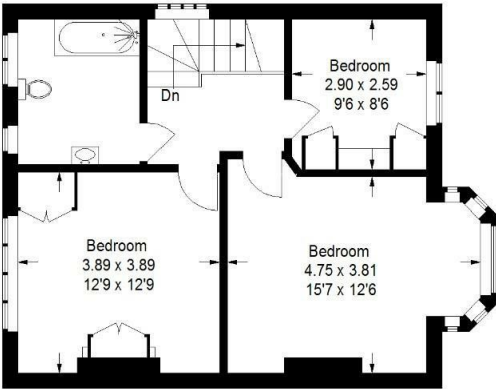


Baring Road, SE12  
Approximate Gross Internal Area  
114.5 sq m / 1232 sq ft



Ground 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. (ID1196352)



First Floor

## 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.

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>		
(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	

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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