



Lyme Farm Road, Lee, London, SE12 8JQ

- Guide price £425,000 - £450,000
- Stylish kitchen and modern bathroom
- New Vaillant boiler fitted in May 2025 (7 Year Warranty)
- Multi-functional outbuilding (ideal for office/studio)
- Two double bedrooms

- Bright and airy open-plan living space
- Share of freehold
- Stunning private garden
- Close to greenspaces – Blackheath Common, Manor House Gardens & Blackheath Park
- Recently refurbished throughout

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HUNTERS
HERE TO GET *you* THERE

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GUIDE PRICE £425,000 - £450,000. Located on a quiet, tree-lined street in the heart of Lee SE12, this beautifully refurbished two-bedroom ground floor garden flat offers a great blend of modern living & outdoor charm. As soon as you step inside you will discover a bright, spacious open-plan living & dining area, ideal for both entertaining & everyday comfort. The contemporary layout has been thoughtfully reimagined by the current owners, with stylish finishes & a warm homely feel throughout. Leading from the dining area the real highlight, in our opinion, awaits — a generously sized, landscaped garden, complete with a wooden pergola & a versatile outbuilding. Whether you're after a home office, gym, studio or guest retreat, this space offers lots of possibilities.

Back inside the property, you'll find two well-proportioned double bedrooms & a tastefully designed modern bathroom — all finished to a very high standard.

Located close to local amenities, transport links, & green spaces, Lyme Farm Road is a rare find for buyers looking for a turnkey home with style, flexibility & outdoor lifestyle in mind. Blackheath Station & Village is approximately 0.8 miles from the property, Kidbrooke 0.4 miles & Lee Station 0.6 miles meaning lots of easy options for commuters.



We asked the sellers to tell us a little bit about their home:

Taking this property on as a project, we've been lucky to be able to design it around our lives and are very proud of the home we'll be leaving behind for someone else to enjoy.

Creating the truly open plan living space was essential and have been lucky enough to feel morning sun stream through the front of the property and then bask in the warm evening sun shining through the bi-fold doors. Fond memories of sunbathing on the living room floor mingle with the joy of seeing our daughter grow from a baby to running around every corner of the flat and garden.

We've been so happy she's been able to start her life in the environment this home creates; explore the garden wildlife, eat home-grown cherries from the trees and most importantly feel safe in a calm and peaceful local community.

We hadn't heard of the Courtlands estate when we moved but would now honestly recommend this area to anyone. Its community is both thriving but not overbearing, genuinely cares for one another and we have found it so useful to have neighbours to rely on and share space with. Something we definitely don't take as a given in London.

Building the garden cabin was our greatest success and has played a whole host of roles during our time here from working office to a cocktail drink's venue or cozy sleepover for guests and even just a shady retreat on hot summer days.

Our move away from Lyme Farm Road comes out of necessity and not desire but leaving in the knowledge someone will hopefully enjoy living here as much as we have brings a smile to our hearts.

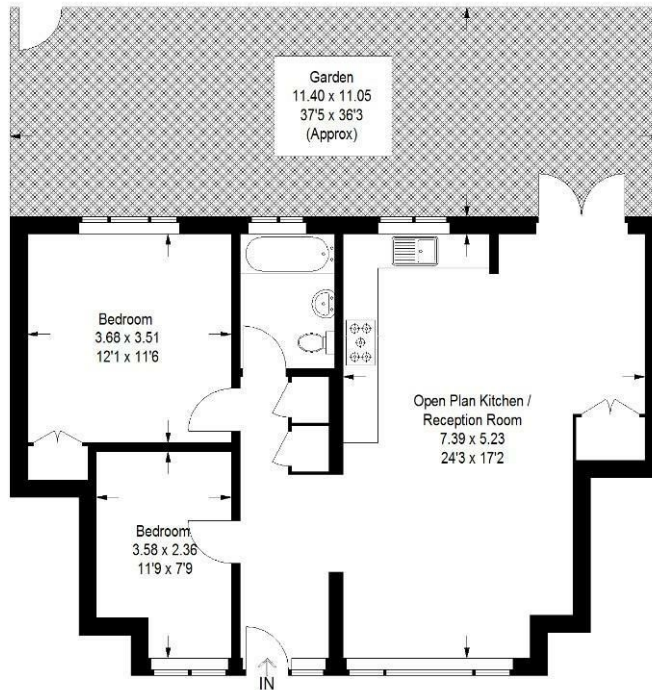


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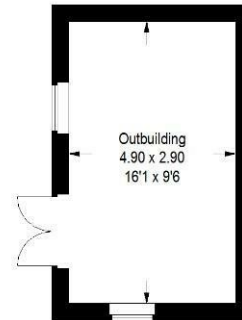
Lyme farm Road, SE12

Approximate Gross Internal Area
70.8 sq m / 762 sq ft
Outbuilding = 14.5 sq m / 156 sq ft
Total = 85.3 sq m / 918 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. (ID:1211022)



(Not Shown In Actual
Location / Orientation)

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) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Viewings

Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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