



37 HARLAND ROAD LONDON, SE12 0JB

£675,000
FREEHOLD

We are delighted to present this beautifully maintained three-bedroom semi-detached family home with a versatile loft room, ideally positioned on a highly sought-after residential road just 0.5 miles from Lee Station, offering fast and convenient connections into Central London.

This impressive home offers generous and well-balanced accommodation throughout. The ground floor comprises a bright and spacious reception room with direct access to the beautifully landscaped rear garden, a separate dining room ideal for family meals and entertaining, and a well-equipped fitted kitchen overlooking the garden.

The first floor features three generously sized bedrooms, including a superb principal bedroom with extensive fitted mirrored wardrobes, together with a

DouglasPryce

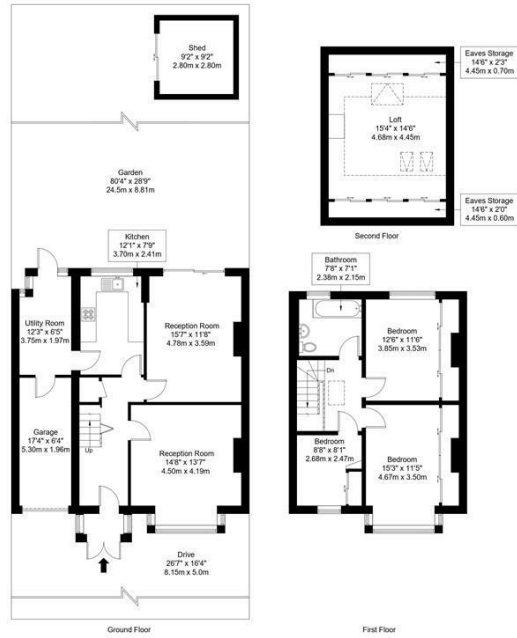
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Approx Gross Internal Area = 138.38 sq m / 1490 sq ft

RHH / Eaves Storages = 16.03 sq m / 172 sq ft

Total = 154.41 sq m / 1662 sq ft

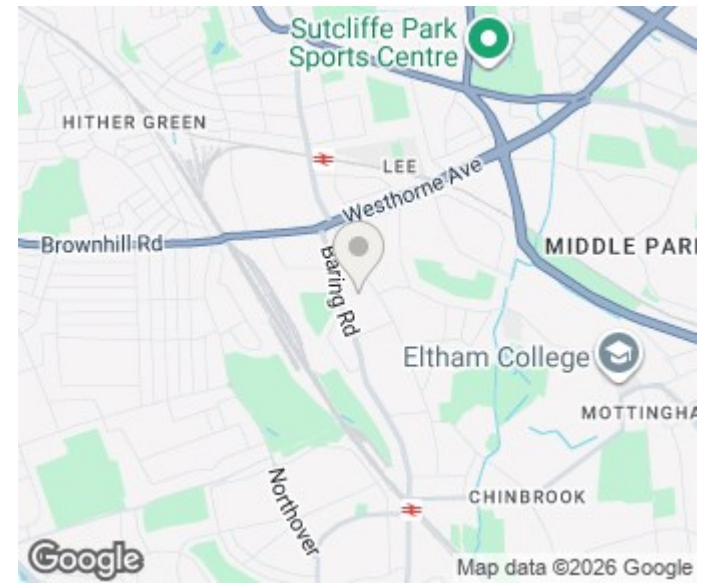
= Reduced Headroom Below 1.5m / 5'0"



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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