



## Micheldever Road, Lee, London SE12 8LU

### GUIDE PRICE £1,250,000 FREEHOLD

A rare opportunity to acquire one of these highly sought after, three storey, semi-detached Victorian houses with a slate mansard roof, requiring total renovation. It has the most attractive red brick front elevation with two large bay windows and a pretty arch headed attic window. The property was built circa 1878 on what would have originally been open fields, development increasing with the advent of the railway.

The house offers fantastic family accommodation of some 2700 sq ft, including excellent cellar storage rooms offering useful work space, or gymnasium perhaps. It offers great potential for a family with high ceilinged main reception rooms which retain fireplaces, sash windows, original ceiling roses and decorative corncicing. A large kitchen/breakfast room is found to the rear overlooking the garden, with a downstairs shower room/W.C. and a small conservatory. There are seven bedrooms and a bathroom upstairs on the top two floors and the whole property has tremendous character, offered chain free.

Micheldever is a wide, tree-lined turning off Burnt Ash Road on the desirable Lee Manor conservation area, the property equidistant to both Hither Green and Lee mainline railway stations, each within walking distance. The beautiful Manor House gardens are also close-by, with useful local shopping facilities found at Burnt Ash Road beside Lee station. Blackheath Village is about a mile away and there are excellent local schools, including the acclaimed Brindishe, Lee Primary School.

THE ACCOMMODATION COMPRISES • Two Reception Rooms • Kitchen/Breakfast Room • Shower Room/W.C. • Conservatory • Cellar Rooms • Seven Bedrooms • Bathroom • Front & Rear Gardens • Driveway Parking for Several Vehicles • Full Gas Fired Central Heating

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### The accommodation comprises

**Front Garden :** 45' (width) x 40' (depth) Mainly grass with crazy paved pathway to the front door accessed via a wrought iron gate, and to the other side hardstanding for two vehicles, with a timber gate leading to the rear garden. There is a large 30' x 30' sideway with concrete hardstanding extending the entire depth of the house, and at the far end with a timber gate opening onto the rear garden. The two areas could easily be incorporated to create one larger garden.

**Rear Garden :** 40' (depth) x 30' (width)

### GROUND FLOOR

**Entrance :** With quarry tiled entrance area leading to the original timber front door with attractive arched top glazed panels with fanlight above.

**Hallway :** An impressive hallway with incredibly high ceiling and detailed cornice work with archway and corbels, deep skirtings. The entrance hall is long and at the far end two steps lead down to a landing area with a doorway and steps down to the cellar. A further doorway opens into the kitchen/breakfast room. The original balustrade and mahogany handrail remain intact to the staircase with side panelling and part glazed panels. The hallway has deep skirtings. Thermostat for the central heating.

#### **Main Reception Room :**

Found to the front of the house with very high ceiling with detailed cornicing and retaining the original ceiling rose, picture rail and deep skirting, working fireplace in wooden surround and marble slips and hearth, central pendant light and four wall lights, large square bay window to the front with the original sashes, varnished floorboards and large double doors inter-connect through to the rear reception room.

#### **Rear Reception Room :**

With a continuation of the varnished original floorboards, again very high ceiling with detailed cornicing, picture rail and beautiful ornate central original ceiling rose, slate fireplace with tiled slips and hearth with gas point. Beautiful original French windows open directly onto the rear garden.

**Kitchen/Breakfast Room :** An incredibly large area requiring total refitting, presently with a basic range of pine floor and wall units, inset stainless steel sink unit and 'Neff' ceramic hob with oven beneath, space and plumbing for washing machine, two original slim built-in cupboards, recessed ceiling spotlights, cupboard into the chimney breast housing the gas fired boiler. Three sash windows overlook the garden. Door to ..

**Shower Room :** With a three piece suite requiring complete replacement, and a small window to the side.

Door at the far end of the kitchen opens directly into the ..

**Conservatory :** Glazed all round with a polycarbonate roof and doors onto the rear garden.

**Cellar :** A substantial nine step wooden staircase down to an incredibly spacious cellar with two rooms and a further storage area beneath the stairs. It has a major damp problem which will require complete tanking. On the wall is a modern consumer unit and gas meter.

### FIRST FLOOR

#### **HALF LANDING :**

**Bathroom :** Again, in need of replacement. Currently with two piece white suite of bath and wash hand basin on vanity unit, mixer tap and separate overhead shower, part tiled walls, obscure glass sash window to the rear garden, airing cupboard housing the hot water cylinder with shelving above.

**Separate W.C. :** With white W.C., tiled floor and part tiled walls, original small casement window to side. Requiring replacement.

**Back Bedroom 3 :** A double sized room with square bay window overlooking the gardens to the rear, central cast iron fireplace with shelved cupboard to the side, a low built cupboard presently houses the electric meters (which are no longer required). Corner wash hand basin on vanity unit.

**MAIN LANDING :**

A gentle incline of stairs lead up to the main landing area with plenty of space for a dresser unit or perhaps bureau, attractive cornicing and a continuation of the original balustrade and mahogany handrails carries on up to the top of the house.

**Back Bedroom 2 :** A very large room with fireplace and marble shelf, kitchen unit with work top and stainless steel sink to one corner of the room, cupboard housing a separate consumer unit and electric meter. The entire ceiling is of original lathe and plaster, requiring replacement.

**Front Bedroom 1 :** Another massive main bedroom with square bay window to the front, built-in wardrobe cupboard, ceiling cornice, deep skirtings, inter-connecting door through to the bedroom alongside.

**Bedroom 6 :** A good sized single bedroom or box room, with opening casement windows to the front, again requiring ceiling replacement.

**TOP FLOOR**

**Mezzanine Landing :** With sash window opening onto the rear roof to the back edition and the chimney stack is quite visible, and has been repointed with new chimney pots.

**TOP LANDING :** With enclosed cold water storage tank, original fitted cupboards with shelving and electric meter with space under for a washing machine.

**Front Bedroom 7 :** Arranged as a kitchen with units on two sides, stainless steel sink unit, recessed ceiling spotlights, electric hob unit with oven beneath. Would easily convert into a shower room.

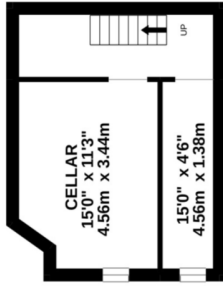
**Front Bedroom 4 :** A very large room with central cast iron fireplace, part sloping walls to the mansard roof with double opening casement windows to the front, with decorative wrought iron flower balcony. Recessed ceiling spotlights.

**Back Bedroom 5 :** Another large bedroom with panelled ceiling, central casement window overlooking the gardens to the rear, central cast iron fireplace, light oak wood laminate flooring.

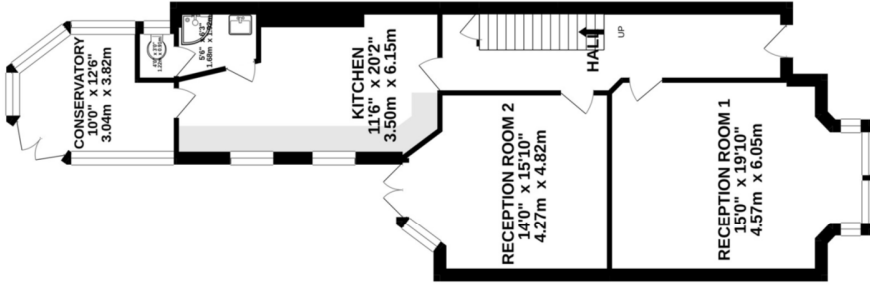
**GUIDE PRICE :** £1,250,000 FREEHOLD  
**VIEWING:** Strictly by appointment through  
COMBER & COMPANY - 020 8318 9666

**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**

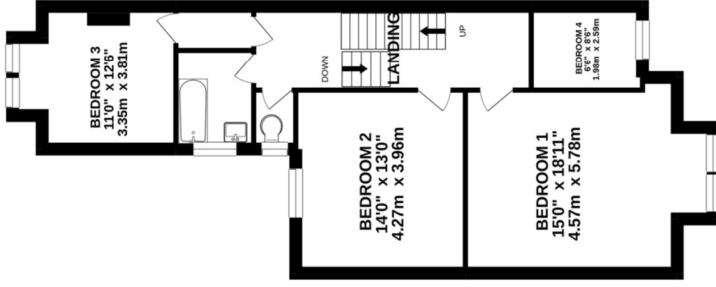
**BASEMENT**  
316 sq.ft. (29.3 sq.m.) approx.



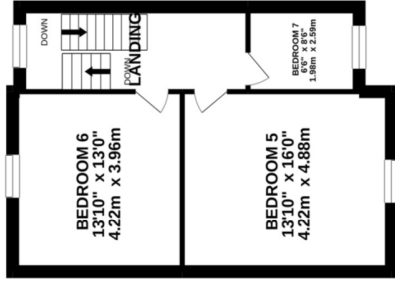
**GROUND FLOOR**  
965 sq.ft. (89.6 sq.m.) approx.



**1ST FLOOR**  
826 sq.ft. (76.8 sq.m.) approx.



**2ND FLOOR**  
570 sq.ft. (52.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2676 sq.ft. (248.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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