



Sunnydale Road, Lee, SE12 8JN

£399,950 LEASEHOLD

A two double bedroom, split-level, (first & top floor), maisonette presented in superb condition and located in a quiet corner of the ever popular, residential, Courtlands Estate.

The entire property has been lovingly modernised and improved by the current owners and is now immaculate, with very smart kitchen and bathroom, wood floors, and pristine decorations throughout.

Proceeding east on the Eltham Road (A20) from the Tiger's Head lights Lee Green, Courtlands Avenue is the first left after Weigall Road, then 1st right into Fairby Road and 1st left is Sunnydale Road. It is a pleasant half mile walk from Lee and Kidbrooke stations.

THE ACCOMMODATION COMPRISES ● Entrance Hall ● Reception Room ● Kitchen ● Dining Room ● Two Bedrooms ● .Bathroom ● Double Glazed ● Full Gas Central Heating ●

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The accommodation comprises

GROUND FLOOR	Private front door to...
Entrance Hall	Ceramic tiled floor, cupboard housing gas and electric meters, stairs to...
FIRST FLOOR	
Landing	Built-in storage cupboard, window to the side and glazed door to...
Reception Room	Flooded with natural light by the large, south-facing picture window overlooking communal green space at the front. Beautifully restored original mahogany flooring, column radiator, stairs to the top floor and arch to...
Dining Room	Window to the rear, tall column radiator and hexagonal black floor tiles which continue seamless through arch to...
Kitchen	Beautifully fitted with blue and white units under pale quartz worksurfaces with under-slung 'Franke' 1½ bowl sink, Brushed steel mixer tap over, hexagonal white tile splash-back, inset 'Samsung' gas hob, matching oven built-under, stainless steel chimney over, fully integrated fridge & freezer, 'Miele washer/dryer and window to the rear.
SECOND FLOOR	
Landing	Window to side, pine floorboards, door to inner lobby with door to both bedrooms and the bathroom.
Bedroom 1	Another super bright room with large south-facing windows, two very deep built-in cupboards
Bedroom 2	Also a good double bedroom, currently used a home office, windows to the rear and full wall of built-in cupboards, one housing the gas combination boiler.
Bathroom	Superbly fitted with a white suite comprising; wall hung WC pan, rectangular basin on quartz top with drawers under and bath with enormous fixed and hand-held thermostatic showers, tiled walls and glass screen surrounding, ladder towel rail, tiled floor, mahogany bath panel and window to the rear.

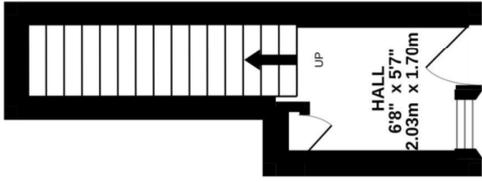
LEASE: 999 years from 25/03/2012
GROUND RENT: a peppercorn

Being a maisonette lease there is no maintenance charge as such, each does their own including building's insurance.

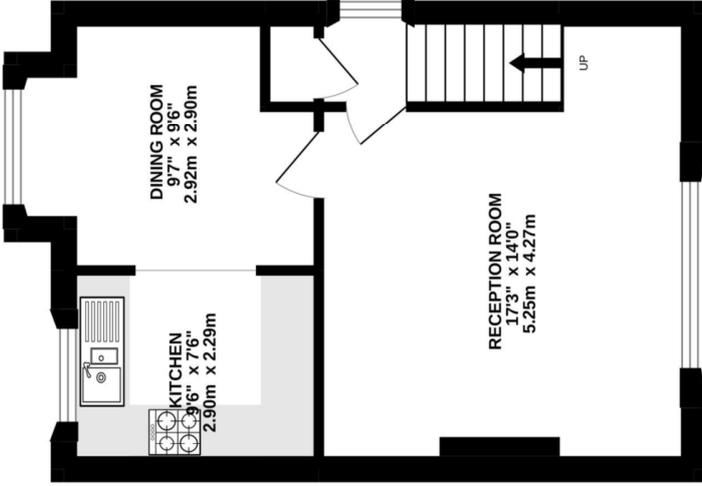
VIEWING: £399,950
Strictly by appointment through
COMBER & COMPANY - 020 8318 9666

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.

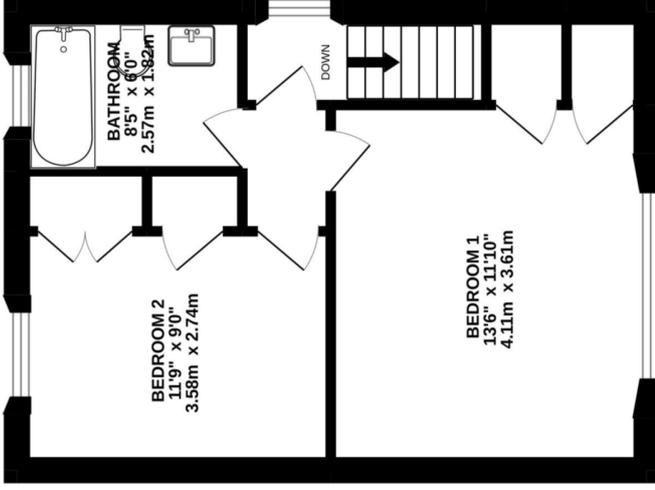
GROUND FLOOR
75 sq.ft. (6.9 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be used for any purpose other than to provide a general guide only. The plan is for illustrative purposes only and should be used as such by 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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