

**HARRISON
INGRAM**

**Strathaven Road
Lee, SE12 8BY**



£575,000

LOCATION, LOCATION, LOCATION - If this is a priority when looking for your next home, then we suggest you WASTE NO TIME IN VIEWING this REALISTICALLY PRICED semi detached property forming part of the EVER POPULAR McKenzie development. In our opinion, you can move into this CHAIN FREE property and be more than comfortable, however, you will have the added benefit and scope to EXTEND (subject to planning) and update to your OWN TASTE, STYLE and MORE IMPORTANTLY BUDGET. As already mentioned, the house is SUPERBLY SITUATED for many amenities including; CHOICE OF LEE or KIDBROOKE MAINLINE STATIONS for the BUSY COMMUTER, shopping facilities offered at Lee and Blackheath Village with an extensive array of bars and restaurants, POPULAR SCHOOLS including Colfes, bus routes and parks. Lee Station offers links into London Bridge, Cannon Street and Charing Cross whilst also linking to the various lines available at Lewisham including the DLR. The house has been decorated in NEUTRAL COLOURS THROUGHOUT and boasts; THREE BEDROOMS (two double, one single), lounge, separate dining room, conservatory, fitted kitchen with appliances, additional lobby/storage area, bathroom, separate WC, secluded and well stocked rear garden, garage, NEW ROOF, off road parking, double glazed and gas central heating.

ENTRANCE PORCH

Fully enclosed. Double glazed entrance door.

ENTRANCE HALL



Part coloured leaded light entrance door with matching side lights, frosted double glazed window to side, double radiator, fitted carpet to stairs and hall, meter storage cupboard and separate under stairs storage cupboard.

LOUNGE

15' 8" x 12' 3" (4.78m x 3.73m) Double glazed bay window to front, coved ceiling, fitted carpet, radiator.

DINING ROOM

13' 6" x 11' 2" (4.11m x 3.40m) Glazed window and door to conservatory, coved ceiling, radiator, fitted carpet, feature tiled fireplace.

CONSERVATORY

9' 7" x 9' 1" (2.92m x 2.77m) Double glazed window and door, fitted carpet.

KITCHEN

14' 1" x 7' 6" (4.29m x 2.29m) Double glazed window to rear, newly fitted with matching range of wall, base and drawer units with chrome handles, built in stainless steel electric oven and inset 4 ring gas hob with stainless steel extractor above, ample worktop surfaces, fridge/freezer, washing machine, inset stainless steel sink unit with chrome mixer tap, tiled to splash back areas, cupboard housing boiler for central heating and hot water system, double glazed door to:-

LOBBY AREA



Double glazed windows and door to garden, door to garage, tiled flooring, great storage area.

LANDING

Frosted double glazed window to side, access to loft, fitted carpet.

BEDROOM 1



15' 8" x 11' (4.78m x 3.35m) Double glazed bay window to front, radiator, fitted carpet, range of built in wardrobes and dressing unit with drawers.

BEDROOM 2



12' x 11' (3.66m x 3.35m) Double glazed window overlooking garden, radiator, built in wardrobes, fitted carpet, built in cupboard.

BEDROOM 3



8' 7" x 7' (2.62m x 2.13m) Double glazed window to front, radiator, new fitted carpet.

BATHROOM



Frosted double glazed window to rear, white suite comprising panelled bath with chrome mixer tap/shower attachment with shower rail and curtain, inset wash hand basin with chrome taps, vinyl floor covering, fully tiled walls.

SEPARATE WC



Frosted double glazed window to side, white low level WC, half tiled walls.

GARDEN



Secluded with fruit trees and established shrubs, lawn, outside light and storage unit.

GARAGE

Not large but with up and over door, power and light, paved drive offering additional storage.