



£389,995

Burnt Ash Road, Lee, SE12 8RF

Chattertons

EST 1893

Located in a prime location and within a 6 minute walk of Lee mainline station which offers zone 3 fast and frequent access into London. This is a split level maisonette with private entrance, the property has been remodelled and refurbished, on the first floor is a large open plan lounge and kitchen divided by a large breakfast bar area, the kitchen is very high spec with induction hob, bosch oven and microwave, integrated dish washer and fridge freezer. On the top floor are 2 double bedrooms and bathroom. The whole property has a classy feel and has double glazing and gas central heating. Directly outside are resident parking spaces. This is a perfect first time buy.



Modern split level maisonette
Stunning lounge and open plan kitchen
High spec kitchen
6 minute walk to Lee mainline station
Zone 3

Private entrance

Carpet, stairs to the first floor

Lounge 14' 9" x 14' 0" (4.49m x 4.26m)

Double glazed window, radiator, laminate flooring, open plan to kitchen

Kitchen 14' 9" x 10' 6" (4.49m x 3.20m)

Fitted wall and base units with corian work surface with matching upstands, inset sink with mixer taps, 5 ring induction hob with extractor, eye level bosch oven and microwave, integrated fridge freezer, integrated dishwasher, wine cooler, breakfast bar finished with corian, 2 double glazed windows to the rear, laminate work surface

2 double bedrooms
Great first time buy
Residents parking
Classy finish throughout
Private entrance

Stairs to the first floor

Access to the loft, carpet

Bedroom 1 12' 4" x 11' 10" (3.76m x 3.60m)

Double glazed window, radiator, built in wardrobes, carpet

Bedroom 2 12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window, built in wardrobes, laminate flooring, radiator

Bathroom

Frosted double glazed window, panelled bath with mixer taps, shower and screen, low level wc, wash hand basin with vanity below and mixer taps, radiator, tiled floor

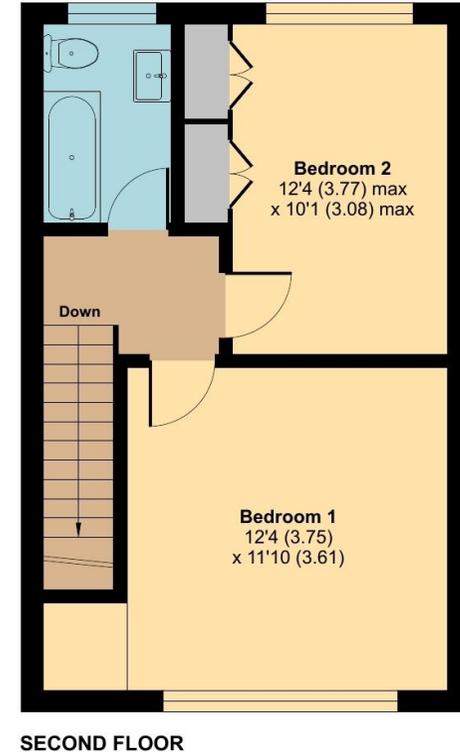
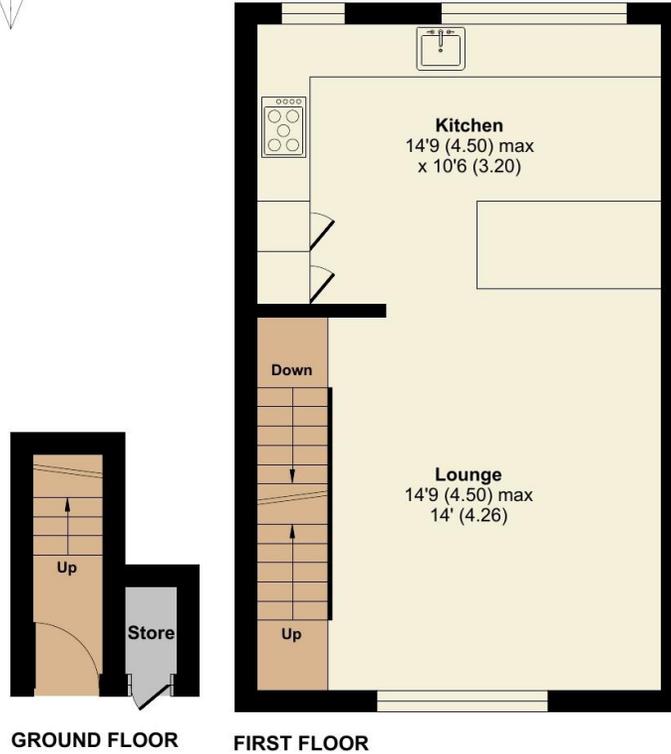




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Approximate Area = 776 sq ft / 72.1 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1369648

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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