



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this two double bedroom EXTENDED family home in the popular Lee Chapel South location. The property benefits from a large kitchen come diner, extended living area and separate utility room. Further benefits include the most favourable of locations within walking distance of the town centre, rail links into London and the 'Outstanding' Lee Chapel Primary School and Nursery.

Cross Green

Lee Chapel South

£294,000

Offers Over

- Inviting Entrance Hall
- Kitchen/Diner 13'7 x 12'10
- Extended Living Area 17'10 x 10'11
- Utility Room 20'3 x 5'10
- Master Bedroom 11'3 x 11'2 Plus Bedroom Two 11'2 x 9'8
- Family Bathroom Suite 8'1 x 4'11
- Pleasant West Facing Rear Garden With Rear Access
- Opening Onto A Quiet & Family Friendly Walkway
- Popular Lee Chapel South Location Within Walking Distance Of Town Centre & Rail Links Into London
- No Onward Chain



Cross Green



Internally the new owner will be greeted by the inviting entrance hall which allows access to the kitchen come diner and the separate utility room.

The kitchen come diner measures 13'7 x 12'10, lengthening into a bay, there is a wealth of both worktop space and storage space alongside ample room for your table and chairs.

The main living room is accessible off of the kitchen area, this measures a further 17'10 x 10'11 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor is the practical and family-friendly utility room which measures 20'3 x 5'10. The utility also provides access to the garden.

The first floor commences with a landing which allows access to both double bedrooms and the family bathroom suite.

The master bedroom measures 11'3 x 11'2, bedroom two measures 11'2 x 9'8, both bedrooms are sizeable double bedrooms and both profit from fitted wardrobes.

Completing the first floor is the family bathroom suite which measures a further 8'1 x 4'11, the bathroom consists of the bathtub with overhead shower, washbasin and W/C.

Externally there is a pleasant, west facing rear garden, with rear access plus a smaller area of front garden.

The front opens onto a quiet walkway, set back from the road, the nearby road offers an abundance of street parking.

Situated within walking distance of the town centre, rail links direct into London and the 'Outstanding' Lee Chapel Primary School and Nursery, the location is perfect for local amenities and convenience.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge all that this wonderful family home has to offer.

Freehold.
Council Tax Band B.
Amount £1,670.13.

Inviting Entrance Hall

Kitchen/Diner

13'7 x 12'10

Extended Living Area

17'10 x 10'11

Utility Room

20'3 x 5'10

First Floor Landing

Master Bedroom

11'3 x 11'2

Bedroom Two

11'2 x 9'8

Fitted Wardrobes To Both Bedrooms

Bathroom Suite

8'1 x 4'11

Pleasant West Facing Rear Garden

Opening Onto Quiet & Family-Friendly Walkway

Wealth Of Street Parking

Walking Distance To Town Centre

Walking Distance To Rail Links Into London

Popular Lee Chapel South Location

No Onward Chain



