



## Burnt Ash Hill, SE12

### £575,000

Located on the ever popular Burnt Ash Hill, this spacious four bedroom semi detached family home offers flexible accommodation and outstanding potential for improvement throughout.

The ground floor features a large through lounge and dining area, a separate kitchen, conservatory, shower room, and a versatile fourth bedroom that could also serve as a home office or playroom. Upstairs, there are three well proportioned bedrooms, a family bathroom, and a unique sauna room.

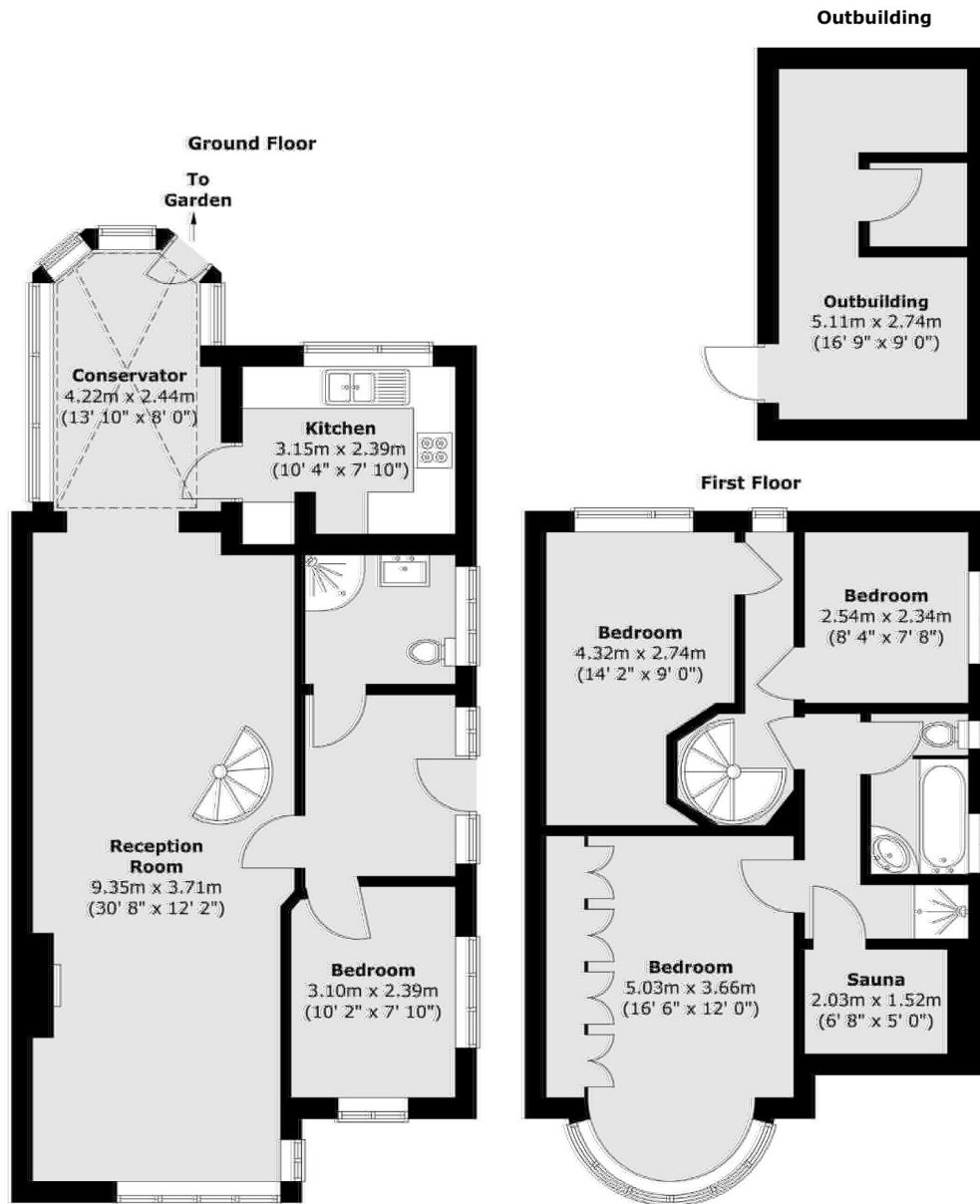
The property is in need of full renovation, making it an ideal opportunity for buyers or investors looking to add value and create a bespoke family home. Externally, the house benefits from an enclosed rear garden, a detached outbuilding or garage, and a private driveway providing off street parking.

Located near Lee and Grove Park stations, offering direct access to London Bridge, Waterloo East, Charing Cross, and Cannon Street, with connections at Lewisham for the DLR and New Cross for the East London Line. Baring Road and Coopers Lane primary schools are nearby, with Northbrook Park, Horn Park, and Chinbrook Meadows all within walking distance.

### Features

- No Upward Chain
- Four Bedrooms
- Spacious Lounge/Diner
- Off Road Parking
- Enclosed Rear Garden
- Modernisation Needed

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Total area (approx.): 124 sq. m (1335 sq. ft.)  
Total outbuilding area (approx.): 14.2 sq. m (153 sq. ft.)

## Dexters

Lee  
430-432 Lee High Road  
Lee  
London  
Sales  
020 8815 2210

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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