

Baring Road | London, SE12 0JT

3 | 1 | 2 | **Guide Price £600,000 - £625,000** | **Freehold**

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Baring Road, London

Robinson Jackson are delighted to present this attractive three bedroom semi detached family home, ideally positioned on Baring Road.

The property offers generous and well-proportioned accommodation throughout, combining character features with excellent family living space. The ground floor benefits from two separate reception rooms, comprising a spacious main reception room and a dedicated dining room, providing plenty of flexibility for both relaxing and entertaining. The home also features a fitted kitchen, while upstairs there are three bedrooms and a family bathroom.

The property retains plenty of charm, with features including high ceilings, decorative ceiling roses, attractive fireplaces, wood flooring and a bright, welcoming hallway.

Externally, the house benefits from a private rear garden with useful side access, as well as the added advantage of off-street parking to the front.

Baring Road is well placed for the amenities of Lee and Grove Park, with green spaces including Northbrook Park and Chinbrook Meadows within the wider area. Transport connections are excellent, with Grove Park and Lee railway stations both within approximately a mile, providing convenient links towards Lewisham and central London. Baring Road is also served by several bus routes, including services towards Lewisham, Lee, Catford and Bromley.

With its spacious accommodation, two reception rooms, private garden, parking and convenient SE12 location, this charming semi detached house makes an excellent family home.









Interior

ENTRANCE HALL: Entrance door with stained glass panel, wood floor, covings, ceiling rose, stairs to first floor landing, under stairs storage, radiator, access to reception room, dining room, and kitchen.

RECEPTION ROOM: 4.47m x 4.14m (14'8" x 13'7") Double glazed bay window to the front, wood floor, radiator, covings and picture rails, ceiling rose, feature fireplace.

DINING ROOM: 3.81m x 3.53m (12'6" x 11'7") Double glazed French door to the rear, wood floor, feature fireplace, covings and picture rail, ceiling rose, radiator.

KITCHEN: 2.74m x 2.46m (9' x 8'1") Double glazed window to the rear and double glazed door to the side, range of wall and base units with work tops above, plumbed for washing machine, space for dishwasher, sink with mixer tap, wall mounted combi boiler, cooker, extractor hood, tiled splash back, tiled floor.

LANDING: Double glazed frosted window to the side, wood floor, radiator, loft hatch, access to all bedrooms and bathroom.

BEDROOM 1: 4.67m x 3.53m (15'4" x 11'7") Double glazed bay window to the front, wood floor, built in wardrobes, radiator, covings and picture rails.

BEDROOM 2: 3.78m x 3.53m (12'5" x 11'7") Double glazed window to the rear, built in wardrobe, wood floor, radiator, covings and picture rails.

BEDROOM 3: 2.64m x 2.31m (8'8" x 7'7") Double glazed window to the front, wood floor, radiator, picture rails

BATHROOM: Double glazed frosted window to the rear, panel enclosed bath with shower attachment, pedestal wash hand basin, tiled walls and floor.

WC: Double glazed frosted window, low level w.c., partly tiled walls and tiled floor.

Exterior

GARDEN: Paved patio area, mainly laid to lawn, various shrubs and plants, side gate.

Off Street Parking Paved.

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band E
EPC Rating: D









Property Location

Baring Road, London, SE12 0JT





*All distances from SE12 9TJ postcode. Train time from Grove Park station.

Location

Bordered by the vibrant Blackheath to the north and leafy Bromley to the south, the neighbouring areas of Lee, Hither Green, and Grove Park present a more affordable alternative for young families seeking space, convenience, and community.

These well-connected neighbourhoods offer excellent transport links -trains from Lee reach London Bridge in just 13 minutes, and only 10 minutes from Hither Green. They also provide easy access to towns such as Sidcup, Gravesend, and Dartford, making them ideal for both city commuters and those needing regional connections.

Residents also benefit from proximity to Lewisham, where you'll find the DLR for fast access to Canary Wharf and the City, as well as an indoor shopping centre, a bustling daily street market, a variety of international restaurants, and more green space than you'd expect from such a central location.

Property Features

- Three Bedroom Semi Detached Family Home
- Spacious Reception Room & Dining Room
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden with Side Access
- Off-Street Parking
- Convenient for Lee & Grove Park Stations
- Excellent Local Bus & Transport Links
- Close to Local Shops, Amenities & Green Spaces
- Total floor area: 97m²= 1,044ft² (guidance only)



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