



## Baring Road

Grove Park, SE12 0DU

*An attractive three bedroom extended semi-detached family home*



## 322 Baring Road

Price £700,000

Situated in a highly sought after residential location in Grove Park/Lee, this attractive three bedroom semi-detached family home, which was extended in 2013 and voted in 2014 by Lewisham Council "Best Extension of the Year", offers generous living accommodation, excellent potential for further enhancement (subject to the necessary planning permissions being obtainable), and a wonderful opportunity for growing families looking to establish themselves in this well-connected South East London neighbourhood.

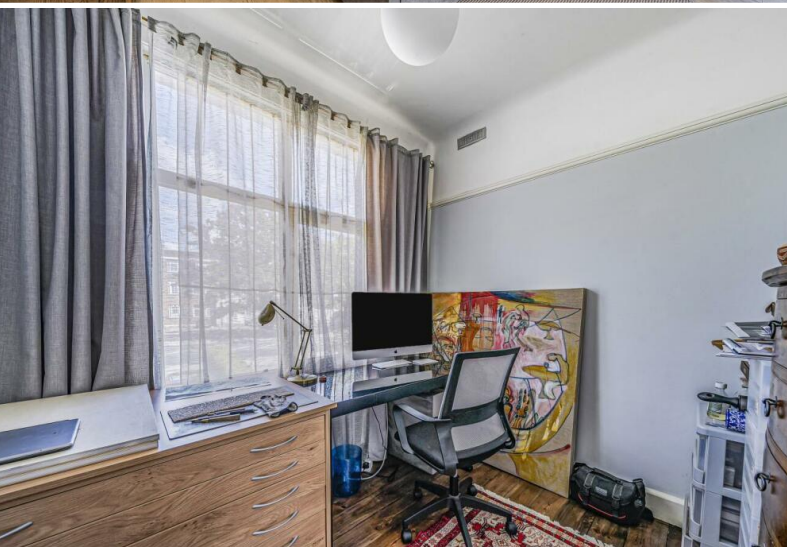
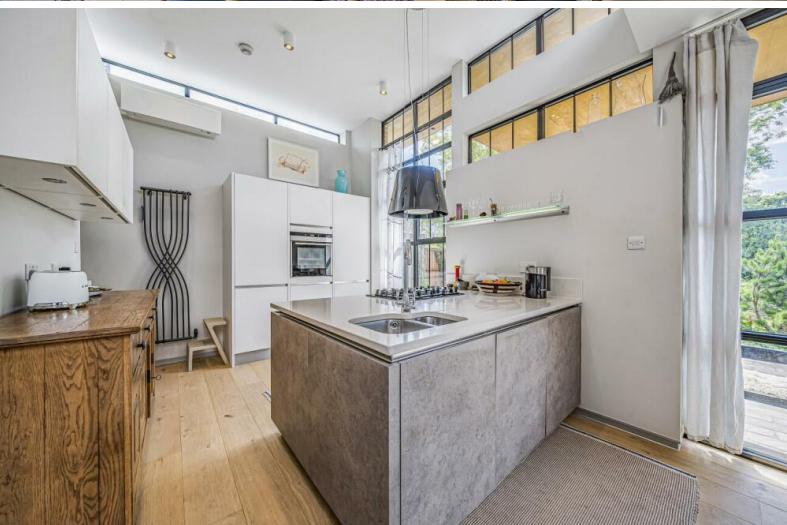
The property boasts a bright and welcoming entrance hall leading to two spacious reception rooms (one currently being used as a 4th bedroom) ideal for both everyday family living and entertaining guests. A well-appointed kitchen and dining/family area provide the perfect heart of the home, with floor to ceiling glass with views over the garden and ample space for family meals and social gatherings. There is also a ground floor wet room with underfloor heating and a separate utility room with a modern Combination boiler fitted in 2025. Further benefits include engineered Oak flooring and Corian worktops. Upstairs, there are three well proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, all served by a family bathroom with a contemporary slipper bath! The layout provides flexible accommodation suited to modern family lifestyles.

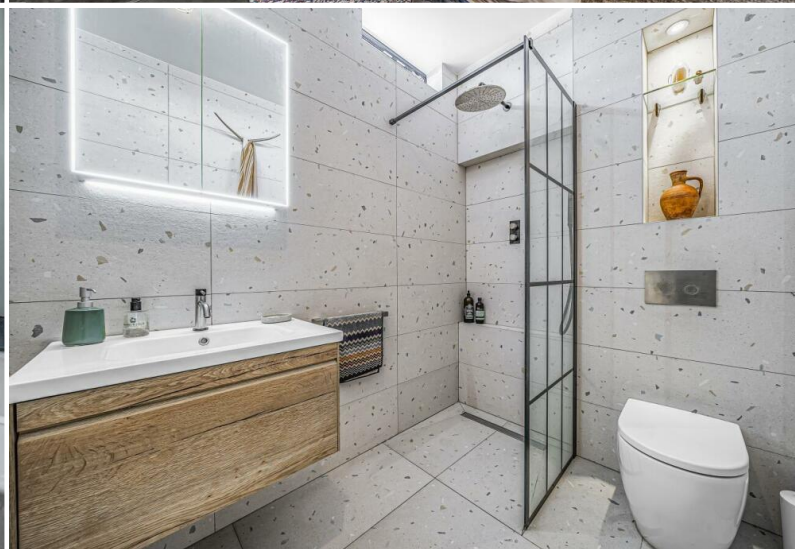
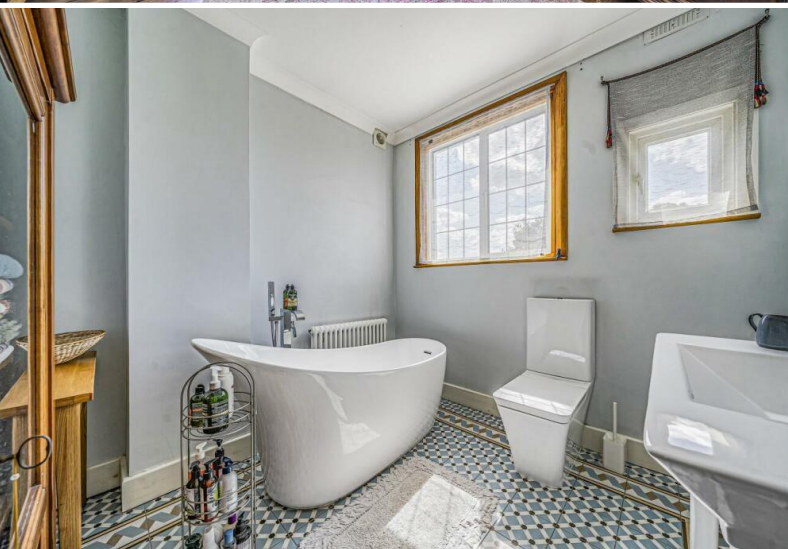
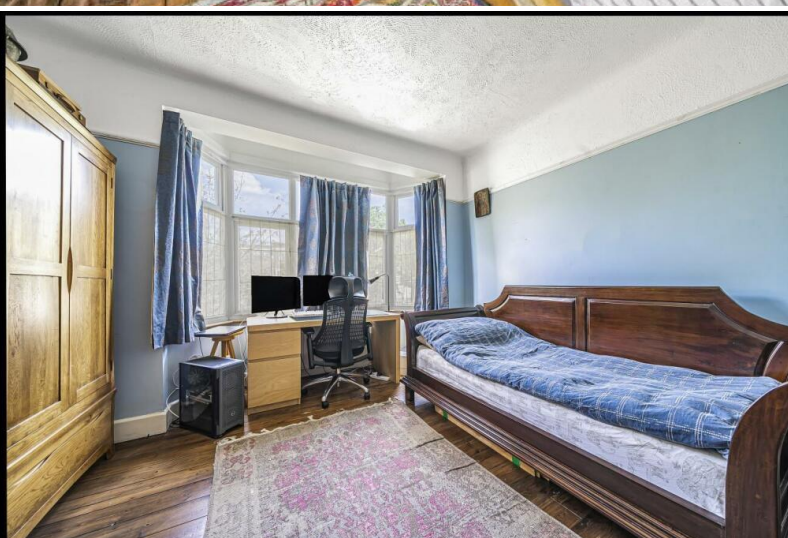
Externally, the property benefits from a private south west facing garden with a modern patio backing onto allotments and offering excellent space for outdoor entertaining, children's play, or gardening enthusiasts. To the front, there is off-street parking and side storage space for bikes/ladders etc further enhancing the practicality of this appealing home.

Baring Road is ideally positioned for a range of local amenities, well-regarded schools, parks, and everyday conveniences. Excellent transport links are available from nearby Grove Park and Lee stations, providing direct services into Central London, making this an ideal choice for commuters. The area also benefits from easy access to major road networks and green open spaces. This charming semi-detached residence combines space, convenience, and future potential, making it a superb opportunity for families and buyers seeking a long-term home in a popular and established London location.

- 3/4 Bedrooms
- 2/3 reception rooms
- Stunning kitchen/dining room
- Large family bathroom
- Ground floor wetroom

- South west facing garden
- Off street parking for 3
- Local amenities and schools nearby
- Close to Grove Park station
- Popular location

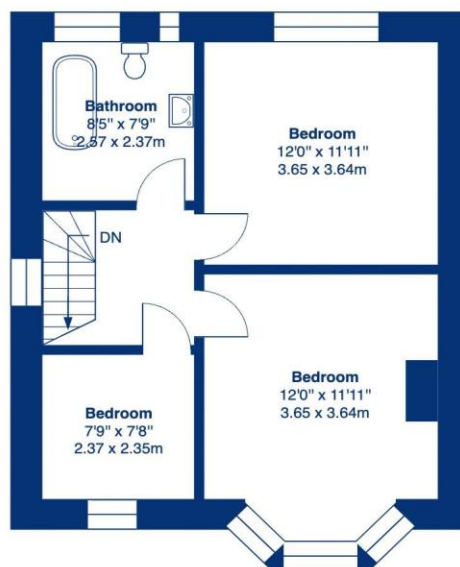
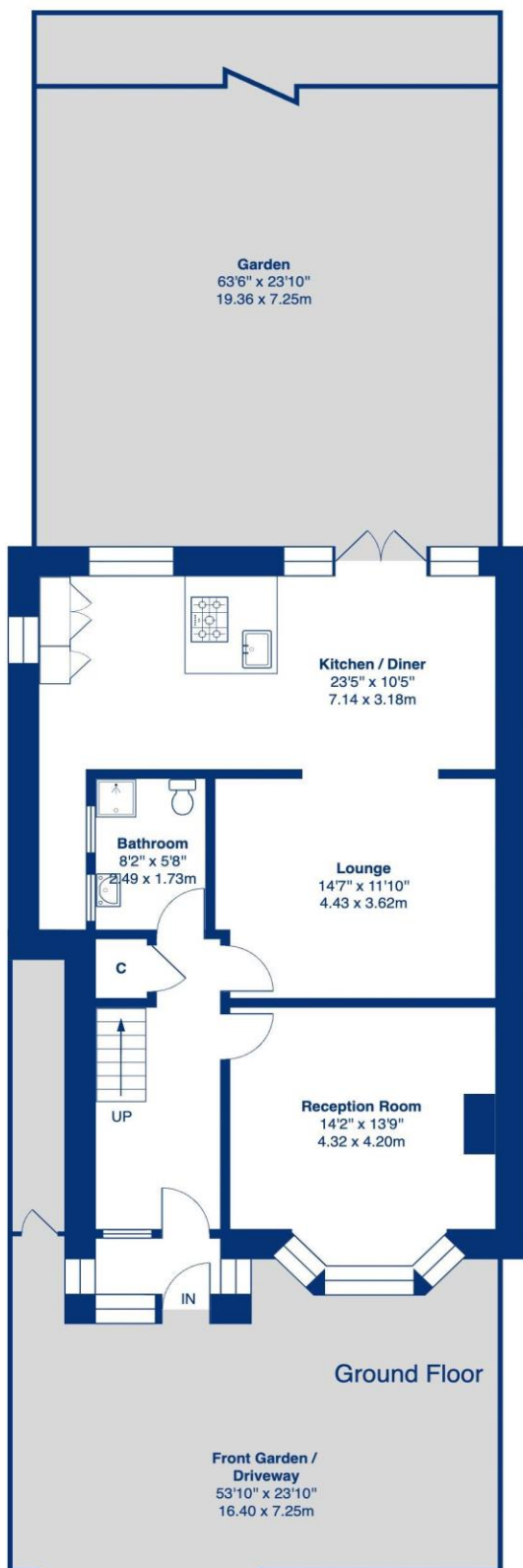






## Baring Road, SE12

Approximate Gross Internal Area:  
1331 sq ft / 123.7 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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### Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



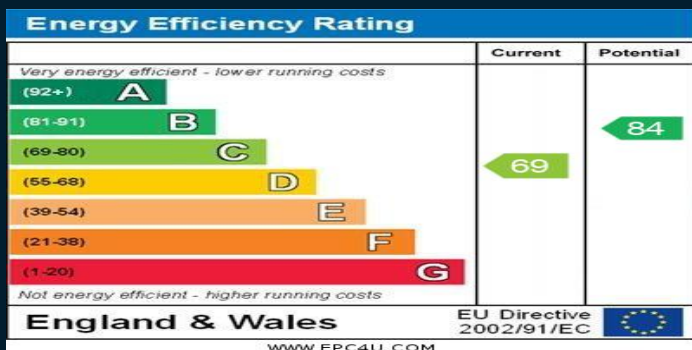
## Additional Information

Council Tax Band: D

EPC Rating: C

Location: Grove Park

Viewing: Via Browne Estates



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