The case for £775,000

31 St Mildreds Road, London SE12 0RD · Semi-detached · Freehold · 3 bedrooms

Opening offer	Ceiling	Asking price	Comparable median
£775,000	**£800,000**	**£825,000**	**£775,000**
£50,000 (6.1%) below asking	£25,000 (3.0%) below asking		15 sales · £475k–£990k

Where your offer sits

Asking is £50,000 above the median of 15 comparable sales; your opening offer is level with it.

Sold within a quarter of a mile, May 2025 to Aug 2026, for £475,000 to £990,000.

Fair evidence ✓ 15 sales ✓ Recent ⚠ Prices spread out ⚠ Different sizes ✓ 1 on this street



What the sellers paid	On St Mildreds Road	At today's prices
£625,000	**£990,000**	**About £768,000**
In Apr 2013: about £1,271,000 at today's prices, if it's kept pace with prices here. Your opening offer is £150,000 more than they paid.	41 St Mildreds Road, Jul 2025.	Down from £775,000, their median when they sold. (UK House Price Index for Lewisham, to Jul 2026)

Checks on the home

Energy certificate — May 2012, expired

A B C D E F G

↑ Now

↑ Could be

Now £4,100

After the works £2,750

Saves about £1,350 a year

Works £13,855–£29,255: solid wall insulation, floor insulation and 2 more

Flood, radon and noise

Rivers and sea — Very low

Surface water — Very low

No floods on record here

Radon — Under 1%

Road 64 dB

Trains 52 dB

WHO guideline, 53 dB

Planning

Article 4 area

At this home, last five years

Refused A single-storey rear extension

Works approved at 2 comparables

1 new-home scheme within 200 m

London Strategic Heat Main Project, 2.7 miles away (at the pre-application stage)

Your notes

Viewed twice. The kitchen is original and will need replacing, so allow £25–30k. The loft is boarded but not converted. The agent says there's been interest but no offers yet.

A sample brief: the sale records and checks are real; the asking price, notes and buyer's details are made up. This brief includes your ceiling, so keep it to yourself: send the agent the offer email instead.

The comparable sales

15 semi-detached sales within a quarter of a mile of 31 St Mildreds Road, sold May 2025 to Aug 2026 · median £775,000

Address	Sold	Beds	Sq ft	Price	Today
13 Linchmere Road	Aug 2026	4	1,582	**£750,000**	£750,000
14 Pitfold Road	Jul 2026	5	1,582	**£825,000**	£825,000
14 Rayford Avenue	Jul 2026	3	1,001	**£610,000**	£610,000
66 Waite Davies Road	Jul 2026	3	883	**£500,000**	£500,000
39 Dallinger Road	Jun 2026	3	1,109	**£750,000**	£748,500
9 Holme Lacey Road	May 2026	5	1,475	**£860,000**	£838,500
43 Linchmere Road	Apr 2026	3	1,184	**£629,060**	£625,500
30 Rayford Avenue	Jan 2026	3	980	**£625,000**	£622,000
69 Waite Davies Road	Nov 2025	3	1,044	**£475,000**	£473,500
17 Dallinger Road	Oct 2025	4	1,345	**£775,000**	£767,500
23 Dallinger Road	Sept 2025	3	1,582	**£875,000**	£872,500
13 Parkcroft Road	Jul 2025	4	1,335	**£850,000**	£873,000
41 St Mildreds Road Same street	Jul 2025	6	2,648	**£990,000**	£1,017,000
10 Parkcroft Road	Jun 2025	4	1,087	**£830,000**	£843,500
59 Holme Lacey Road	May 2025	4	1,679	**£985,000**	£1,018,000

Sale records don’t cover size, condition or improvements, so weigh those yourself. Floor areas here come from energy certificates, and bedrooms are estimated from the habitable rooms they count. Today’s prices bring each sale forward with the UK House Price Index for its area and type.

Your negotiation plan

31 St Mildreds Road, London SE12 0RD

Open at **£775,000**

8 of 15 similar homes nearby sold for this or less. £50,000 (6.1%) below the asking price.

If they say no **£788,000**

Halfway to your ceiling. Rise in one clear step, and make any later rise smaller.

Stop at **£800,000**

Above this you'd pay more than 8 of 15 similar homes sold for. £25,000 (3.0%) below the asking price.

What the sellers paid

They paid £625,000 in Apr 2013, so even your opening offer gives them £150,000 more. After 13 years, what they paid won't hold them back, so the sales evidence is what will move them.

Points to make

- The asking price is £50,000 (6.5%) above the median of similar homes sold nearby.
- The most recent similar sale at or below your offer: 13 Linchmere Road, £750,000 in Aug 2026.
- It's been on the market for 3 months. Homes that take longer to sell usually have more room on price.
- The price has already been cut from £850,000 to £825,000 (2.9%), so the seller has shown they'll move.
- The seller has found their next home, so a quick, reliable buyer matters to them.
- Mortgage lenders value homes from sales like these. If a valuation came in near the £775,000 median of similar sales, a buyer paying the asking price would have to find the £50,000 difference themselves, so an offer close to the evidence is one a lender will back.
- Its energy certificate (rated E, May 2012) recommends £13,855 to £29,255 of improvements, such as solid wall insulation and solar panels. At today's energy prices they'd bring its bills down from about £4,100 to £2,750 a year.
- 10 Parkcroft Road had planning permission for a single-storey rear extension (2025), which may explain why it sold for more.

Ask the agent

- Have there been other offers, and have any been turned down?
- An application for a single-storey rear extension was refused in 2025. Ask what was refused, and whether anything was built anyway.
- Which of the improvements on the energy certificate have been done, and what are the energy bills? The certificate suggests about £4,100 a year at today's prices.
- Its latest energy certificate is from May 2012 and has expired. Ask for the new one: sellers need one to put a home on the market.
- What's the latest on London Strategic Heat Main Project, about 2.7 miles away (at the pre-application stage)? Its map pin is approximate, so check its plans on the Planning Inspectorate's site.
- What's planned at 43 St Mildreds Road? There's an application for converting the first and second floors into two flats (approved, 2023).

Your strengths

- Your own sale is agreed
- Mortgage agreed in principle
- Solicitor ready to instruct
- Flexible on moving dates

Before you offer

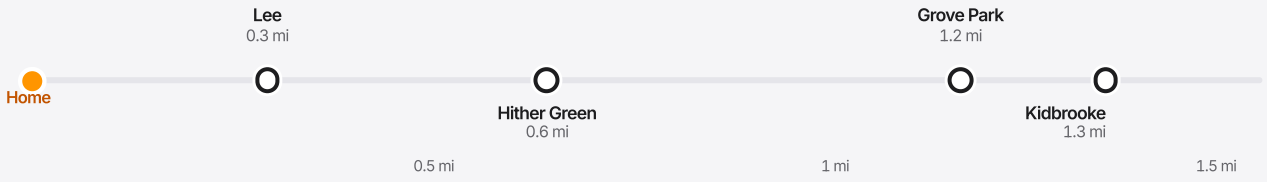
Nothing outstanding from what you've told us.

Around the home

31 St Mildreds Road, London SE12 0RD · distances as the crow flies · 16 Oct, 11:00

Nearest stations

As the crow flies



Lee Rail 0.3 mi · Hither Green Rail 0.6 mi · Grove Park Rail 1.2 mi · Kidbrooke Rail 1.3 mi

Primary schools

England 62%

St Winifred's RC Primary School			0.1 mi
Still good	SATs		59%
Baring Primary School			0.1 mi
Good in 3 areas and outstanding in 1	SATs		54%
Brindishe Lee School			0.4 mi
Good	SATs		79%

Secondary schools

England 43.8

Trinity Church of England School, Lewisham			0.6 mi
Strong standard in all 7 areas	GCSEs		48.3
Conisborough College			1.3 mi
Requires improvement	GCSEs		37.6
Haberdashers' Knights Academy			1.3 mi
Still good	GCSEs		42.9

Independent schools

Within three miles

Colfe's School	0.6 mi
Ages 3–19 · 1,325 pupils in 2024	
Riverston School	0.8 mi
Ages 1–21 · 206 pupils in 2024	

Nurseries

Within a mile

Newstead Road Pre-School	0.1 mi
Good · 33 places	
Happywoods Nursery (Lewisham) Limited	0.1 mi
Good · 38 places	

Crime

About the same as the year before

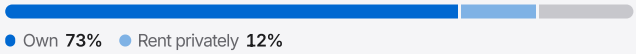
51 crimes per 1,000 residents a year

Here	51
Lewisham	99
England and Wales	84

Violence and sexual offences **30%** · Vehicle crime **21%** · Other theft **11%**

The neighbourhood around the home, about 1,500 residents, in the year to Aug 2026. Another 26 reports of anti-social behaviour per 1,000 aren't counted as crime.

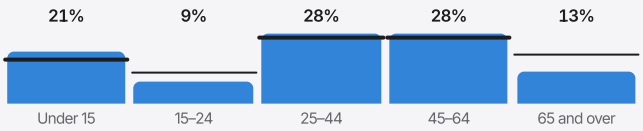
Who lives here



Own **73%** · Rent privately **12%** · Rent from a council or housing association **15%**

40 median age 35 in Lewisham	**38%** of households have children	**28%** have no car or van

Residents by age — England and Wales



The neighbourhood around the home, about 1,500 residents, at the 2021 census.

Broadband



of homes in SE12 0RD can get gigabit broadband

Superfast (30 Mbit/s or more): every home

Air quality

Yearly averages, 2025

