



## FERNBROOK ROAD HITHER GREEN SE13

PRICE £365,000 FREEHOLD

A beautifully presented three bedroom Victorian terraced house benefitting from a ground floor extension to the rear to create a spacious modern kitchen. The property is situated within easy reach of Hither Green train station, local shops, schools and parks. An Internal Viewing is Highly Recommended.

- Three Bedrooms
- Through Lounge
- Spacious Modern Kitchen
- First Floor Bathroom
- Sash Windows
- South Facing Garden
- Convenient Location
- CHAIN FREE

**OPEN 7 DAYS**

Residential Sales, Lettings & Commercial Estate Agents

**johnpayne.com**

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

# Fernbrook Road, Hither Green, SE13 5NG

Part glazed wood panelled front door leading to:-

## **ENTRANCE HALL**

Fitted carpet, radiator, dado rail, coved ceiling, wood panelled access doors to all rooms, carpeted staircase to landing.

## **LOUNGE**

13'6 x 10'10. Double glazed sash bay window to front with shutters, stripped wood flooring, radiator, dado rail, coved ceiling, contemporary living flame gas fire with granite hearth and marble effect surround, opening to:-

## **DINING ROOM**

11'6 x 11'5. French doors to rear, stripped wood flooring, radiator, dado rail, coved ceiling, understairs storage cupboard, door to:-

## **KITCHEN**

14'1 x 12'10. Double glazed French doors to rear leading to garden, double glazed sash window to rear, Velux skylight window, slate tiled floor, radiator, range of wall and base units with work surfaces over, space for range style gas cooker with extractor hood over, plumbing for washing machine, space for fridge/freezer, inset butler sink, central island with cupboards under, part tiled walls, inset spotlights. Integrated dishwasher.

## **LANDING**

Fitted carpet, dado rail, storage cupboard, access to boarded loft via retractable ladder, wood panelled access doors to all rooms.

## **BEDROOM 1**

13'4 into bay x 14'2. Double glazed sash bay window to front with shutters, further sash window to front, fitted carpet, radiator, coved ceiling with window seat. Ceiling fan.

## **BEDROOM 2**

11'6 x 8'11. Double glazed sash window to rear, fitted carpet, radiator, built in wardrobe and shelves to alcoves, cast iron period style fireplace.

## **BEDROOM 3**

8'2 x 6'4. Double glazed sash window to rear, laminate wood flooring, radiator.

## **BATHROOM**

Velux skylight window to side, slate tiled flooring, chrome ladder style radiator, white suite comprising tiled panelled bath with plumbed in shower over, wall mounted wash hand basin, low level WC with concealed cistern, extractor fan, inset spotlights.

## **SOUTH FACING GARDEN**

Measuring approximately 22ft. Mainly laid to lawn with flower bed borders, a variety of shrubs and trees, pebbled patio area, water tap.

## **TENURE; FREEHOLD**

Particulars of the title and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

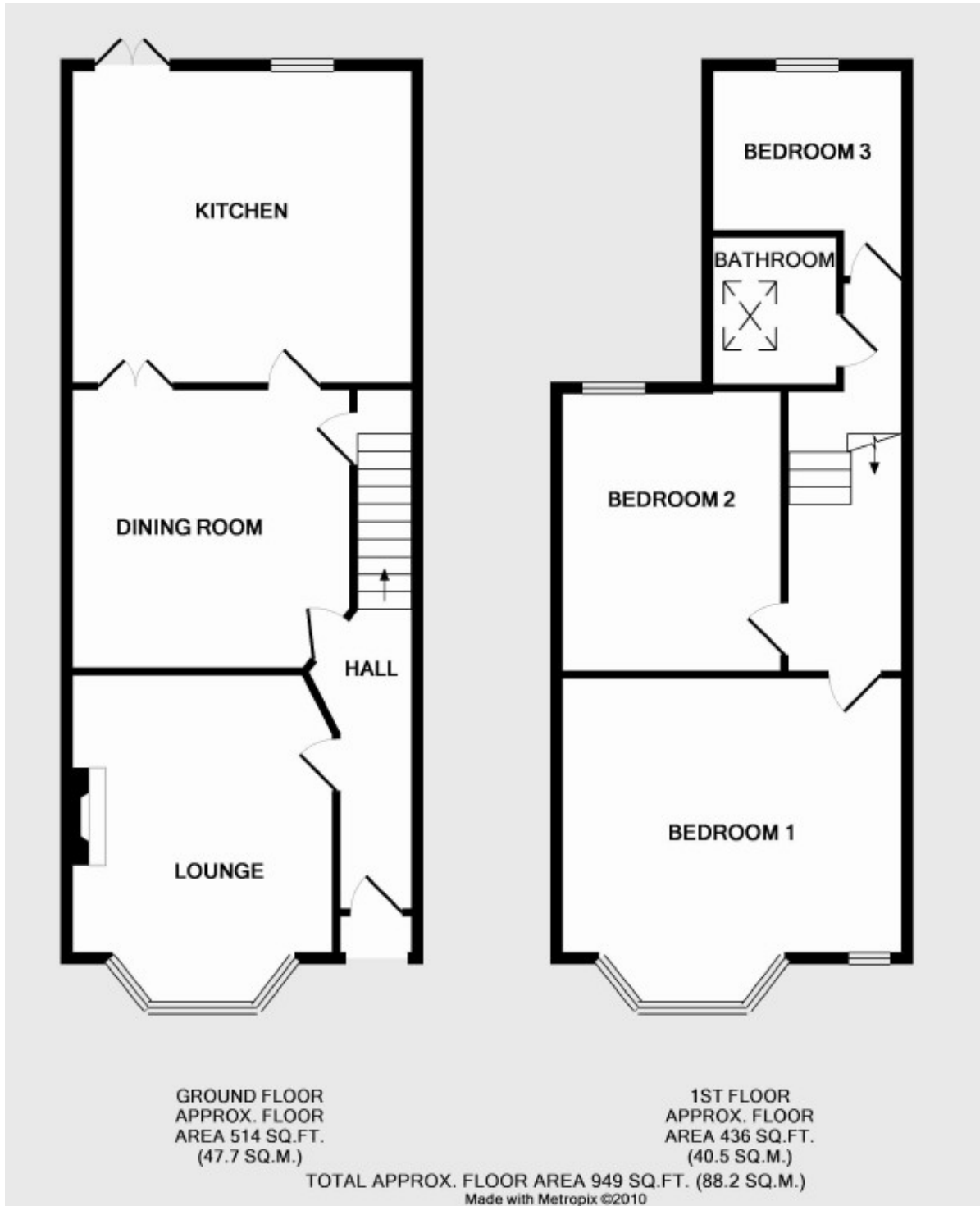
## **LOCAL AUTHORITY**

London Borough of Lewisham

## **VIEWING**

Viewing by prior appointment through Vendors Sole Agents John Payne  
119 Burnt Ash Road SE12 8RA 020 8852 8633  
E-mail lee@johnpayne.co.uk.

# Floorplan



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

## Additional Photos of Fernbrook Road Hither Green SE13



Ref: 2695/L/CW/SD/13/07/10