



FERNBROOK ROAD HITHER GREEN SE13

OFFERS IN THE REGION OF £310,000 FREEHOLD

A two bedroom Victorian terraced house situated just a short stroll from Hither Green train station, local shops, schools and parks. The property is well presented throughout and benefits from a delightful courtyard garden. Internal viewing is recommended.

- Two Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Wealth of Original Features
- Convenient Location
- Courtyard Garden

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

ENTRANCE HALL

Hard wood to door, Fitted carpet, stairs to first floor, door to:-

LOUNGE/DINING ROOM

25'5 x 10'9 widening to 11'5. Sash bay window to front, double radiator, space for fire with wood mantle, coved ceiling, stripped wood floor, downlights, glazed door leading to garden, door to:-

KITCHEN

12'10 x 8'0. Window to rear and side, multi-paned door to side leading to garden, radiator, Wall and base units with wood effect worksurfaces over, ceramic sink and drainer, space for fridge freezer, understairs storage cupboard housing utility meters, quarry tiled floor, stainless steel over and four ring gas hob, cupboard housing combi boiler.

LANDING

Access to loft, loft, fitted carpet, doors to:-

BEDROOM 1

14' into fitted wardrobes, 13'6 into bay Sash window to front, radiator, feature fireplace double fitted wardrobes, stripped wood floor.

BEDROOM 2

11'6 x 8'8. Double glazed to rear, radiator, fitted wardrobes, stripped wood flooring.

BATHROOM

12'8 x 7'10. Obscure double glazed window to rear, pedestal wash hand basin, low level WC, panelled bath, shower over. Local tiling, radiator, stripped wood flooring, downlights.

COURTYARD GARDEN

Pretty paved courtyard garden with flower and shrub borders.

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

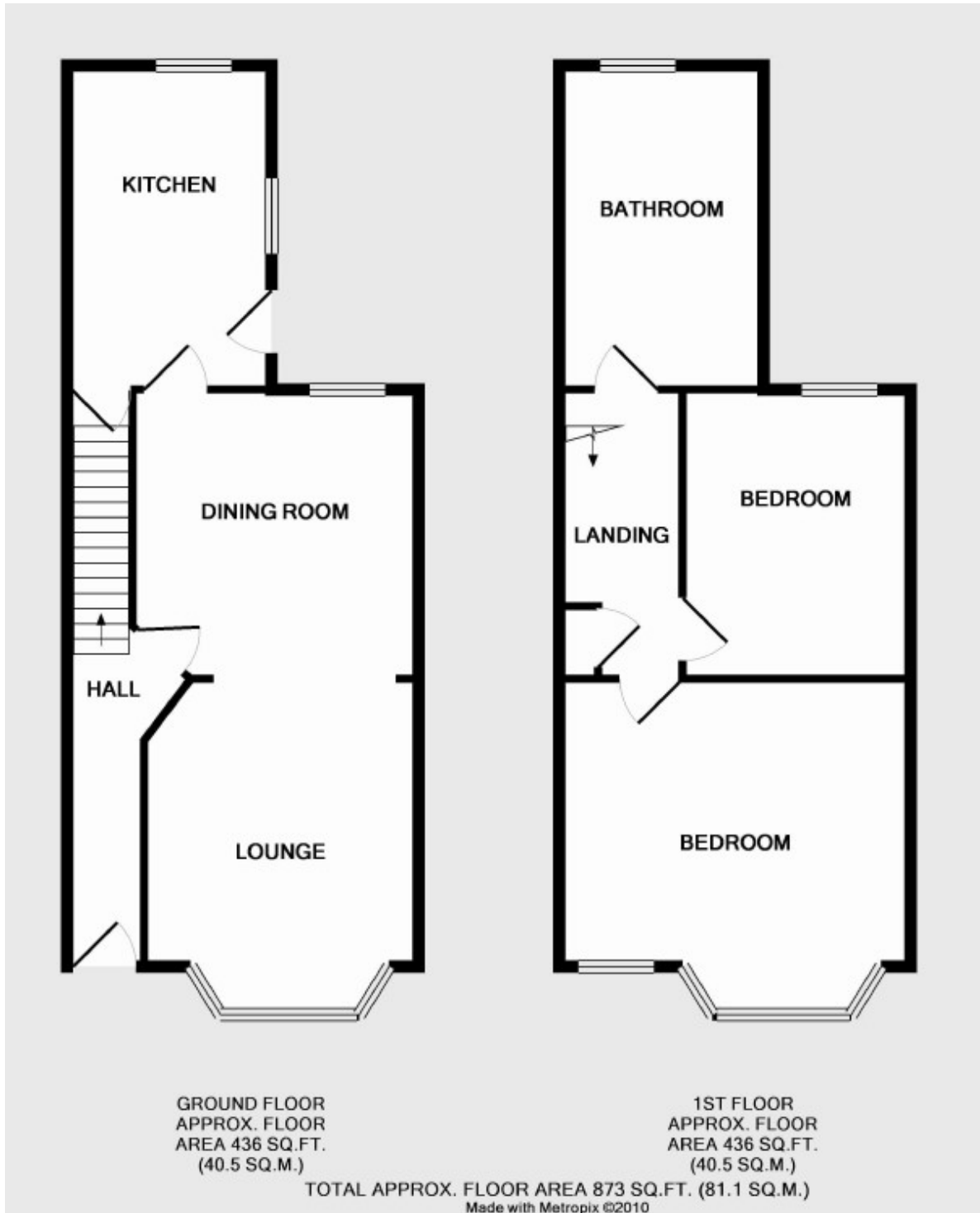
London Borough of Lewisham

VIEWING

By prior appointment through Vendors Sole Agents John Payne -119 Burnt Ash Road Lee SE12 8RA 020 8852 8633

E-mail lee@johnpayne.co.uk

Floorplan



Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | 58 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 44 | 48 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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: 2389/L/WH/TP/47/06/10