



HITHER GREEN LANE SE13

PRICE £350,000 FREEHOLD

A three double bedroom (originally four) double fronted Corbett terraced house in need of some modernisation and situated within 1/2 mile radius of Hither Green train station and local shops. The property offers spacious accommodation throughout and benefits include double glazing, detached garage and off street parking for 3/4 cars.

- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Cellar
- Spacious Bathroom
- Approx 70ft Rear Garden
- Detached Garage

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.

Hither Green Lane, SE13 6TR

ENTRANCE HALL

Part glazed wood panelled front door, balustraded staircase leading to landing, multi pane door to rear leading to garden, door to cellar, coved ceiling.

LOUNGE

18'7 into bay x 11'6. Double glazed bay window to front, fitted carpet, brick fireplace with gas fire, coved ceiling.

DINING ROOM

15'8 into bay x 11'5. Double glazed bay window to front, fitted carpet, fireplace, coved ceiling.

KITCHEN

11'5 x 10'8. Double glazed window to rear, vinyl floor, range of wall and base units with work surfaces over, inset 1½ bowl sink and drainer with mixer tap, range style gas cooker with extractor hood over, American style fridge/freezer, plumbing for dishwasher, part tiled walls.

UTILITY ROOM

Double glazed window to rear, tiled floor, plumbing for washing machine, door to:-

WC

Low level WC.

LANDING

Double glazed window to rear, access to loft.

BEDROOM 1

16'3 x 14'11 into bay. Double glazed bay window to front, further double glazed window to front, fitted carpet, picture rail, coved ceiling.

BEDROOM 2

14'11 into bay x 11'5. Double glazed bay window to front, fitted carpet, picture rail, coved ceiling.

BEDROOM 3

11'0 x 10'4. Double glazed window to rear, fitted carpet.

BATHROOM

'L' shaped 11'3 max x 11'0. Two double glazed windows to rear, vinyl floor, heated towel rail, suite comprising corner bath with mixer tap and shower attachment, shower cubicle with electric shower unit, low level WC, pedestal wash hand basin, vanity sink unit with storage cupboard under, airing cupboard housing hot water cylinder, tiled walls, coved ceiling.

APPROX 70FT REAR GARDEN

Mainly laid to lawn with flower bed borders, wooden shed, paved patio area, tap, built in storage cupboard.

GARAGE

Detached garage to rear of garden, accessed via Springbank Road.

OFF STREET PARKING

Brick paved frontage to provide off street parking for three or four cars.

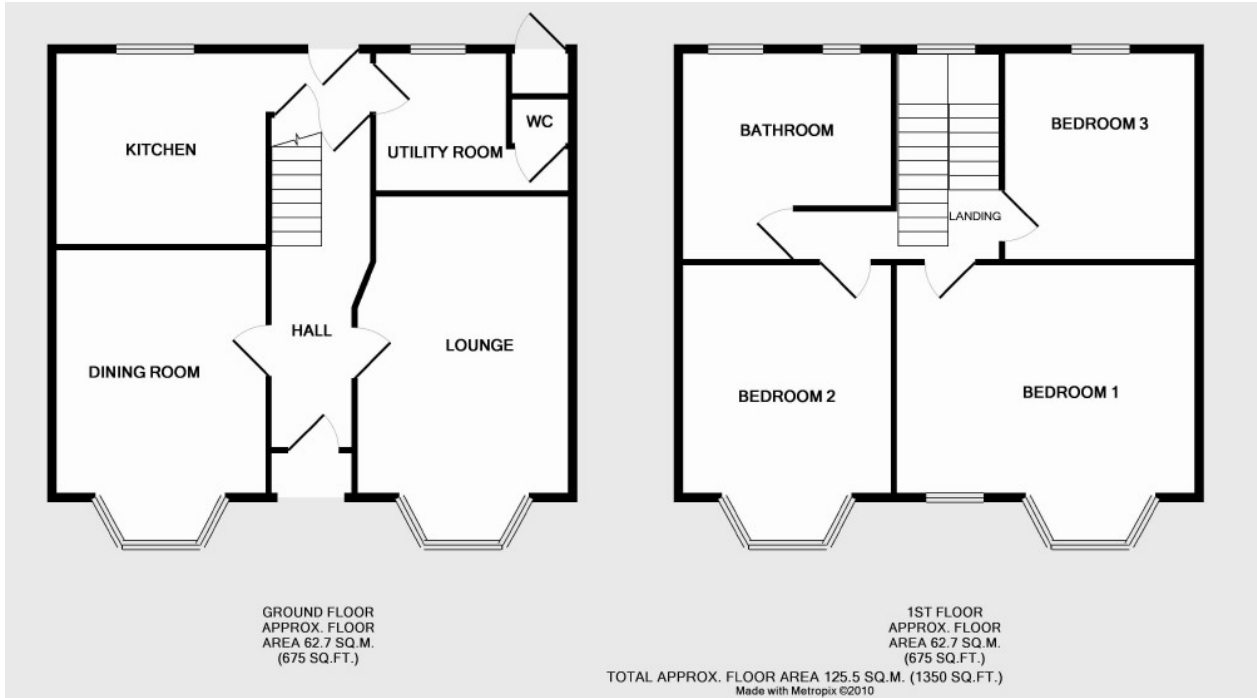
LOCAL AUTHORITY

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-30)	F		
(1-20)	G	4	14
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		
(21-30)	F	28	35
(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 Hither Green Lane SE13



Ref: 1710/L/CW/SD/381/02/10