



LEAHURST ROAD HITHER GREEN SE13

PRICE £382,500 FREEHOLD

A beautiful four bedroom Victorian terrace house benefitting from a loft conversion and situated in a highly sought after location within easy access to Hither Green train station, schools and Manor House Gardens. The house is in excellent decorative order throughout and an internal viewing is highly recommended.

- Four Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom with White Suite
- Double Glazing
- Gas Central Heating

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

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Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Leahurst Road, Hither Green, SE13 5NN

Hardwood door to front.

ENTRANCE HALL

Victorian style radiator, wall mounted spotlights, stripped wood flooring, stairs to first floor, door to:-

LOUNGE/DINER

25'0 into bay x 11'6 max. Double glazed bay window to front, French doors to garden, two Victorian style radiators, feature cast iron fireplace with slate hearth, stripped wood flooring.

KITCHEN

12'3 x 8'0. Double glazed window to side, range of wall and base units with granite effect work surfaces over, space for washing machine, dishwasher and fridge/freezer, stainless steel fan assisted oven with extractor hood over, tiled splashbacks, ceramic tiled floor, door to:-

LOBBY

Slate tiled flooring, half tiled walls, double glazed door leading to garden, door to:-

BATHROOM

6'1 x 7'10 max. Obscure double glazed window to rear, low level WC, wash hand basin set in vanity unit, panelled bath with shower over, slate tiled flooring, localised tiling, downlights.

LANDING

Stairs to second floor, door to:-

BEDROOM 1

14'0 x 13'7 into bay. Double glazed bay window to front, further double glazed window to front, Victorian style radiator, downlights, fitted carpet.

BEDROOM 2

11'6 x 8'8. Double glazed window to rear, Victorian style radiator, built in wardrobes, fitted carpet.

BEDROOM 3

8'1 x 8'6. Double glazed window to rear, Victorian style radiator, skylight, fitted carpet.

WC

Obscure window to side, pedestal wash hand basin, low level WC, ceramic tiled floor, downlights.

SECOND FLOOR LANDING

Double glazed window to rear, downlights, door to:-

BEDROOM 4

18'0 x 12'6 max. Double glazed window to rear, Victorian style radiator, Velux window to front, laminate wood flooring.

SOUTH FACING REAR GARDEN

Measuring approximate 20ft. Paved with shingle borders, decked seating area.

LOCAL AUTHORITY

London Borough of Lewisham

VIEWING

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

Floorplan



Energy Performance Certificate

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 Leahurst Road Hither Green SE13



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