



LEAHURST ROAD HITHER GREEN SE13

PRICE £339,995 FREEHOLD

A well presented brick fronted three double bedroom Victorian terraced house conveniently situated in a popular residential road close to Hither Green train station. The property offers well proportioned accommodation throughout and is also within 1/2 mile radius of Manor House Gardens.

- Through Lounge/Dining Room
- Modern Fitted Kitchen
- Three Double Bedrooms
- Shower Room
- Family Bathroom
- Double Glazing

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Leahurst Road, Hither Green, SE13 5NL

ENTRANCE HALL

Hardwood door to front, stairs to first floor, stripped wood flooring, opening to:-

LOUNGE/DINING ROOM

25'5 x 11'0 Max. Double glazed bay window to front, double glazed door to garden, radiator, coved ceiling, stripped wood flooring.

KITCHEN

15'2 x 8'8. Double glazed sliding door to side leading to garden, double glazed window to side, range of wall and base units, stainless steel sink and drainer, stainless steel fan assisted oven, four ring electric hob with stainless steel extractor hood over. Space and plumbing for washing machine and dishwasher, space for fridge freezer, fully tiled walls, ceramic tiled floor.

SHOWER ROOM

Double glazed window to rear, obscure double glazed window to side, radiator, low level WC, shower cubicle, wall mounted gas boiler, fully tiled walls, ceramic tiled floor, extractor fan.

LANDING

Access to loft, velux skylight, built-in storage cupboard, doors to:-

BEDROOM 1

15'0 x 13'7 into bay. Double glazed bay window to front, double glazed window to front, radiator, built-in wardrobe with hanging rail and shelving, stripped wood flooring, coved ceiling.

BEDROOM 2

11'2 x 8'10. Double glazed window to rear, radiator, coved ceiling, laminate wood flooring, feature cast iron fireplace with wooden surround.

BEDROOM 3

11'6 x 8'0 including fitted wardrobe Double glazed window to rear, radiator, fitted wardrobe with hanging rail and shelving, coved ceiling, laminate wood flooring.

BATHROOM

Obscure double glazed window to side, radiator, pedestal wash hand basin, low level WC, panelled bath, fully tiled walls, ceramic tiled floor, coved ceiling.

REAR GARDEN : APPROX 32FT.

Paved with flower and shrub borders, wooden shed to rear, outside tap.

TENURE: FREEHOLD

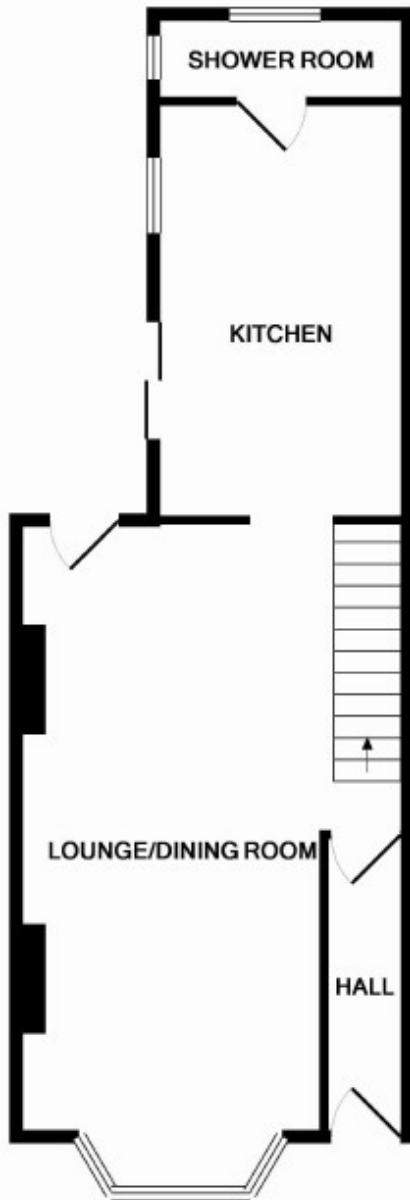
LOCAL AUTHORITY

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



GROUND FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.6 SQ.M. (975 SQ.FT.)

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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		67	68
(39-54) E			
(21-30) 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		62	63
(39-54) E			
(21-30) 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 Leahurst Road Hither Green SE13



Ref: 2052/WH/TP/224/03/10