



LONGHURST ROAD HITHER GREEN SE13

PRICE £350,000 FREEHOLD

This beautifully presented three bedroom Victorian house is situated in a popular residential road, minutes away from Hither Green main-line train station and local schools. Lovingly refurbished, the property benefits from a contemporary fitted kitchen and recently redecorated family bathroom and retains many of its period features, including four working fireplaces.

- Three Bedrooms
- Lounge Open to Dining Room
- Fully Fitted Kitchen with Appliances
- Newly Refurbished Bathroom
- Double Glazing
- Under Floor Heating
- Landscaped Garden
- Period Features

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.

Longhurst Road, Hither Green, SE13 5NA

Wood panelled front door leading to:-

ENTRANCE HALL

Oak flooring, carpeted staircase to landing, inset spotlights.

LOUNGE

13'8 x 10'7. Double glazed sash bay window to front, oak floor with under floor heating, open cast iron period fireplace with slate hearth, coved ceiling, opening to:-

DINING ROOM

11'7 x 11'3. Double glazed French doors to rear, oak floor with under floor heating, open cast iron period fireplace with slate hearth, understairs storage cupboard housing utility meters, opening to:-

KITCHEN

13'0 x 9'0. Double glazed windows to rear and side, double glazed door to side leading to garden, slate tiled floor with underfloor heating, range of white gloss wall and base units with work surfaces over, Neff electric oven with gas hob and extractor hood over, integral Neff washing machine, integral dishwasher, under unit lighting, stainless steel sink and drainer with mixer tap, part tiled walls, wall mounted combination boiler, inset spotlights.

LANDING

Split level, fitted carpet, access to loft.

BEDROOM 1

13'8 into bay x 14'0. Double glazed sash bay window to front, further double glazed window to front, fitted carpet, Victorian style radiator, period style cast iron fireplace.

BEDROOM 2

11'6 x 8'8. Double glazed window to rear, fitted carpet, Victorian style radiator, period style cast iron fireplace.

BEDROOM 3

9'1 x 6'6. Double glazed window to rear, fitted carpet, Victorian style radiator.

BATHROOM

Velux window to side, ceramic tiled floor, ladder style radiator, white suite comprising panelled bath with mixer tap and shower attachment and plumbed in shower over, wall mounted wash hand basin, low level WC, part tiled walls, electric shaver point.

LANDSCAPED REAR GARDEN

Measuring approximately 33ft. Mainly laid to lawn with slate tiled patio area, wooden shed.

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.

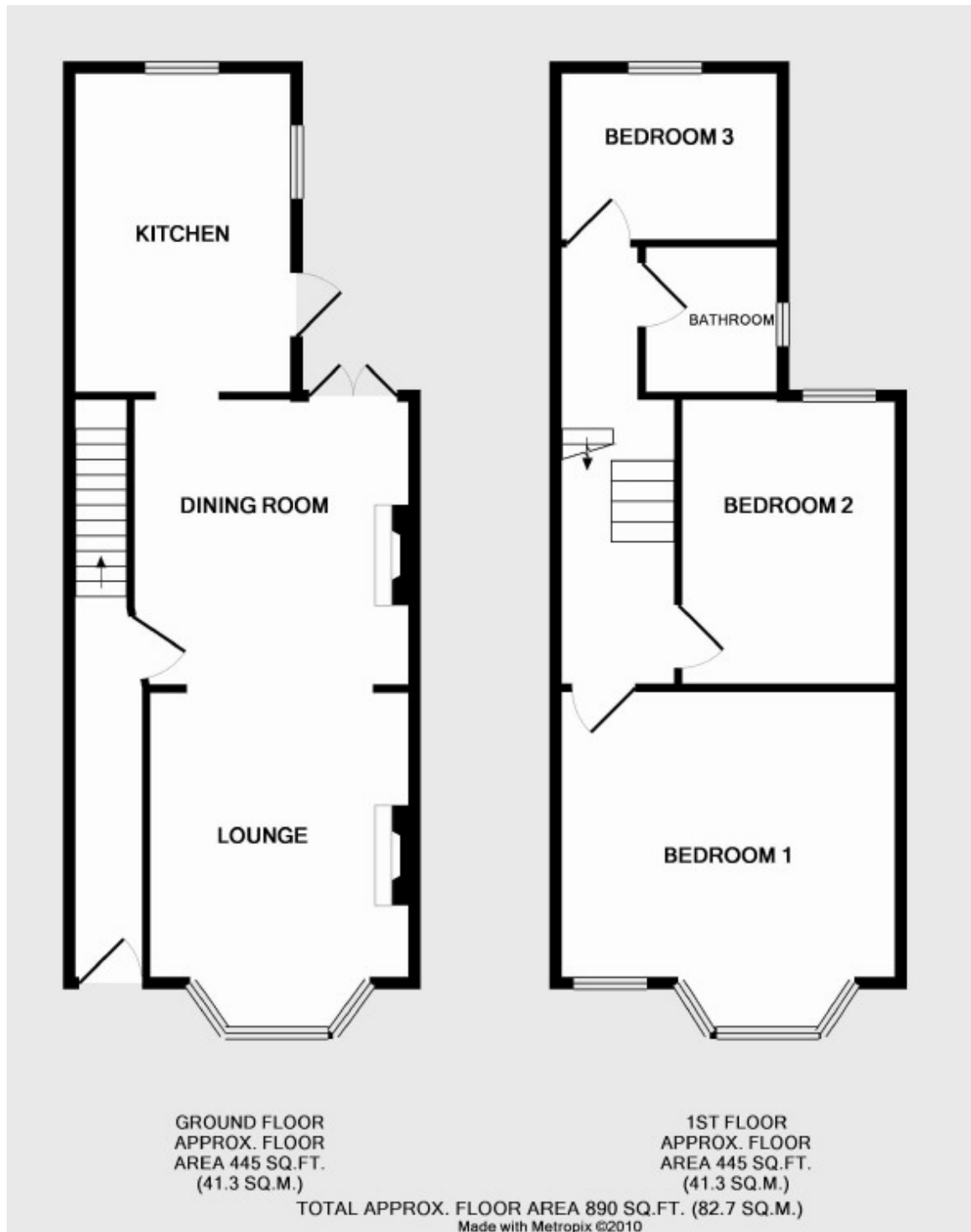
LOCAL AUTHORITY

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



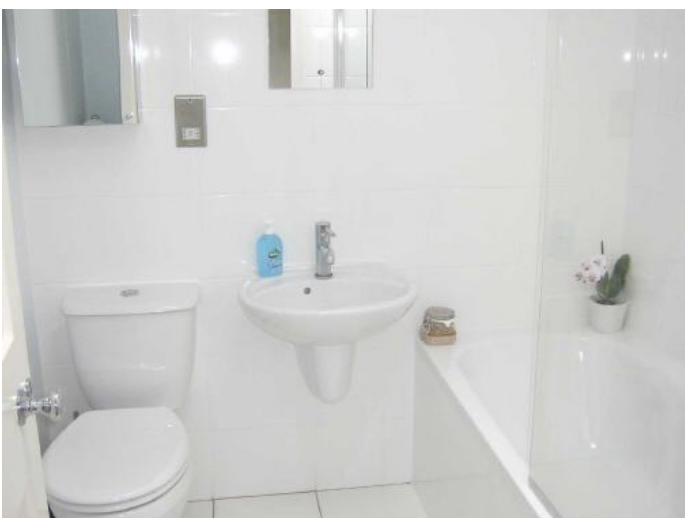
Energy Performance Certificate

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 Longhurst Road Hither Green SE13



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