

LULLINGSTONE LANE HITHER GREEN SE13



PRICE £329,950 FREEHOLD

A three bedroom linked detached house one of a group of three located on this popular development built in the late 1990's. This attractive three bedroom home benefits from a spacious living room, beautifully landscaped 50ft garden with water feature, attached garage and off road parking. Convenient for local schools, parks, bus routes and Hither Green train station.

- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Downstairs Cloaks
- Double Glazing
- Family Bathroom
- Attached Garage
- Off Road Parking
- Landscaped Garden
- Gas Central Heating

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be 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.

Lullingstone Lane, Hither Green, SE13 6UH

ENTRANCE HALL

Hardwood door to front, single radiator, built in storage cupboard, wood flooring and stairs to first floor.

CLOAKROOM

Double glazed window to front, single radiator, low level WC, wash hand basin, ceramic tiled floor and extractor fan.

KITCHEN

9'0 x 8'6. Double glazed window to front, range of wall and base units, work surfaces and tiled splash backs, stainless steel sink and drainer, space and plumbing for washing machine, dishwasher and fridge/freezer. Integrated fan assisted electric oven and four ring gas hob. Wood laminate flooring.

LIVING ROOM

17'1 x 14'7. Double glazed window and double glazed doors to garden. Double and single radiators, coved ceiling, dado rail, wood laminate flooring.

LANDING

Access to loft, airing cupboard housing hot water cylinder and slatted shelving, doors to:-

BEDROOM 1

14'6 including fitted wardrobes x 9'0. Two double glazed windows to front, single radiator, fitted wardrobe with hanging rail and shelving.

BEDROOM 2

10'7 x 8'6. Double glazed window to rear, single radiator, fitted carpet.

BEDROOM 3

8'4 x 5'10. Double glazed window to rear, single radiator, fitted carpet.

BATHROOM

8'5 into door recess x 6'2. Obscure double glazed window to side, single radiator, pedestal wash hand basin, low level WC, panelled bath with shower attachment, localised wall tiling, ceramic tiled floor and extractor fan.

50FT REAR GARDEN

A well planted landscaped garden with decked seating area, lawn and paving. There's a raised ornamental pond with remote controlled water feature and evening lighting. Outside tap and door into the garage.

SINGLE GARAGE

Measuring approximately 16'0 x 8'2. With up and over door, personal door to garden and power and light. There is also additional off road parking.

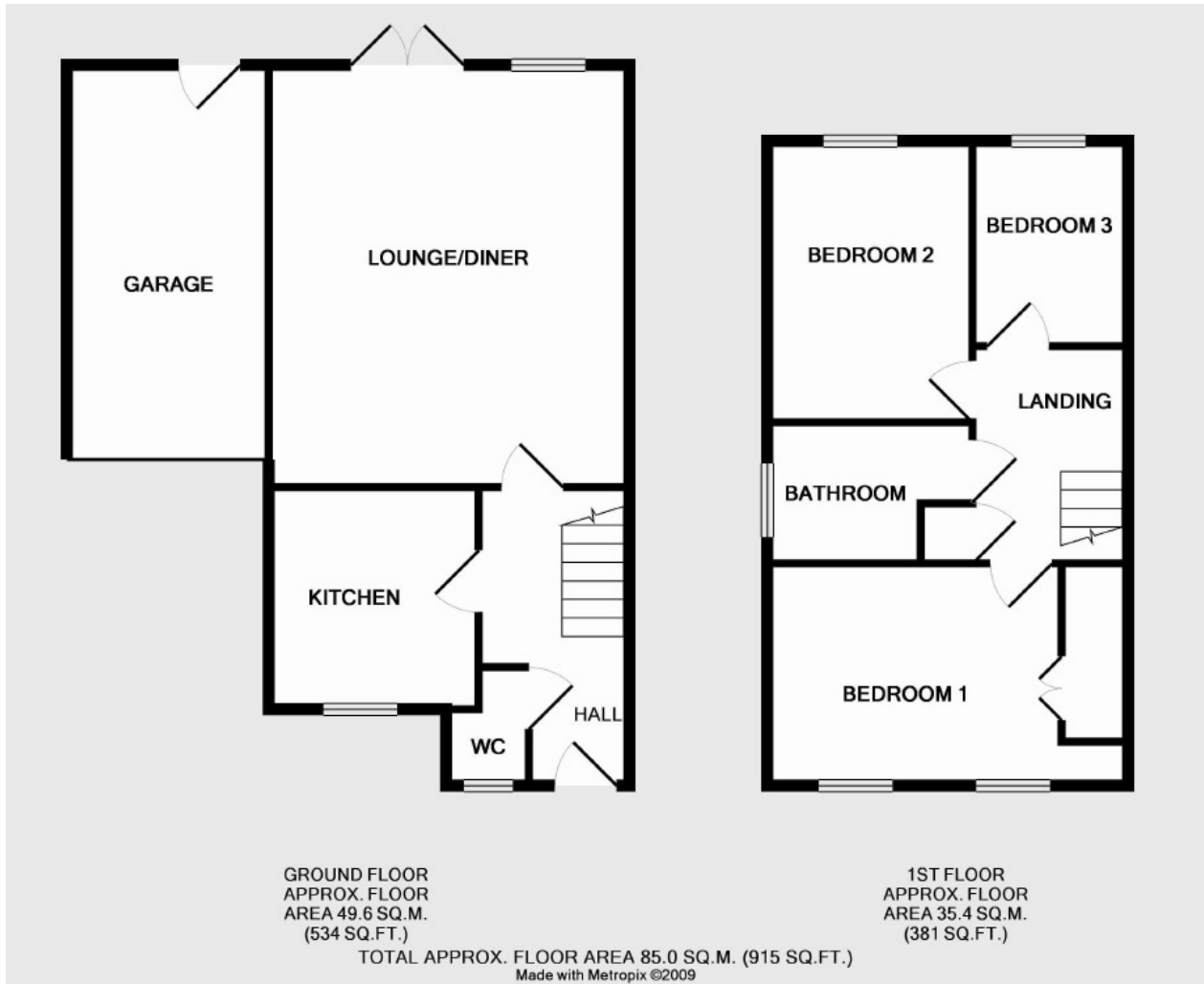
LOCAL AUTHORITY

London Borough of Lewisham

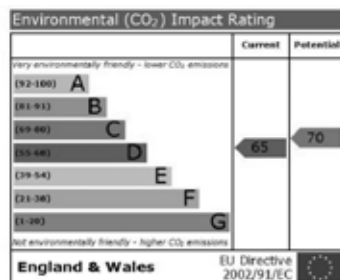
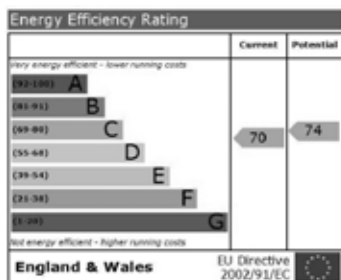
VIEWING

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



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 Lullingstone Lane Hither Green SE13

