



## **RADFORD ROAD HITHER GREEN SE13**

**PRICE £349,950 FREEHOLD**

A well presented three double bedroom Victorian terraced house situated within 1/2 mile radius of Hither Green train station, local shops and parks. This spacious property benefits from a recently refitted 17ft kitchen and externally a landscaped rear garden. An internal viewing is highly recommended.

- Three Double Bedrooms
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- Bathroom with White Suite
- Double Glazing
- Gas Central Heating
- Landscaped Rear Garden
- Period Features

**OPEN 7 DAYS**

Residential Sales, Lettings & Commercial Estate Agents

**johnpayne.com**

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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# Radford Road, Hither Green, SE13 6RZ

Wood panelled front door with stained glass leaded light panes, opening to:-

## **ENTRANCE HALL**

Fitted carpet, radiator, dado rail, balustraded staircase to first floor, picture rail, understairs storage cupboards, coved ceiling, wood panelled access doors to all rooms.

## **WC**

Wooden floor, radiator, low level WC with concealed cistern, wall mounted wash hand basin, part tiled walls, extractor fan, coved ceiling.

## **LOUNGE**

14'0 x 12'10. Double glazed square bay window to front, fitted carpet, radiator, cast iron period fireplace with tiled inserts and hearth, built in storage cupboards to both alcoves, picture rail, coved ceiling, ceiling rose, arched to:-

## **DINING ROOM**

12'0 x 11'3. Double glazed French doors to rear, fitted carpet, radiator, shelving to both alcoves, picture rail, coved ceiling, ceiling rose.

## **KITCHEN**

17'6 x 9'2. Two double glazed windows to rear, double glazed window to side, part glazed wooden door to side leading to garden, wooden floor, radiator, range of wall and base units with solid oak work surfaces over with under unit down lights, 1½ bowl sink and drainer with mixer tap, space for range cooker with extractor hood over, plumbing for washing machine, integral dishwasher, space for fridge/freezer. Cupboard housing wall mounted boiler, part tiled walls, coved ceiling.

## **LANDING**

Skylight, fitted carpet, radiator, dado rail, access to loft, built in storage cupboard.

## **BEDROOM 1**

14'0 into bay x 18'0. Double glazed sash bay window to front, further sash window to front, fitted carpet, radiator, cast iron period fireplace with tiled inserts, fitted wardrobes to both alcoves, picture rail, coved ceiling.

## **BEDROOM 2**

12'0 x 11'4. Double glazed window to rear, fitted carpet, radiator, cast iron period fireplace with tiled inserts, picture rail, coved ceiling.

## **BEDROOM 3**

13'11 x 6'6. Double glazed window to side, fitted carpet, radiator, picture rail.

## **BATHROOM**

Two double glazed windows to rear, stripped wood flooring, radiator, white suite comprising panelled bath with mixer tap and shower attachment, low level WC, vanity sink unit, built in airing cupboard, tiled walls.

## **REAR GARDEN**

Measuring approximately 30ft extending to 50ft on the side return. Laid to lawn with shrub borders, paved patio area, tap, gated rear access, brick built shed.

## **TENURE: FREEHOLD**

## **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](mailto:lee@johnpayne.co.uk)

# Floorplan



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	59
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 Radford Road Hither Green SE13



Ref: 1399/L/CW/SD/32/05/10