



£700,000

3 bedroom terraced house

Leahurst Road
Hither Green

Read all about it...

This well presented three-bedroom house is situated on Leahurst Road in the heart of Hither Green. Ideally located just 0.3 miles from Hither Green Station, providing a range of commuter services into Central London and in close proximity to a variety of local amenities, including a Sainsbury's Local and popular independent shops, cafes and restaurants. The property also benefits from sitting just a stone's throw away from Trinity CoE Primary School and the beautiful open spaces of Manor Park.

Neutrally decorated throughout, the ground floor of this property consists of a bright and airy open plan lounge and dining room, boasting period features throughout. To the rear of the house, there is a modern kitchen with dining space and a family bathroom. Accessed via the dining room is a large rear garden with a paved patio area, perfect for outside dining on warmer days, leading to a well-kept lawn. On the first floor, the spacious landing leads on to three good-sized bedrooms and the loft for storage space.

GROUND FLOOR

Lounge

12' 1" x 12' 0" (3.68m x 3.66m)

Double glazed sash bay window, pendant ceiling light, fireplace, radiator, wood flooring.

Dining Room

10' 5" x 9' 5" (2.92m x 2.87m)

Double doors to garden, pendant ceiling light, radiator, wood flooring.

Kitchen

14' 1" x 9' 6" (4.29m x 2.90m)

Double glazed windows, spotlights, fitted kitchen units, tiled splashback, sink with mixer tap and drainer, integrated microwave, oven, electric hob and extractor hood, plumbing for washing machine and dishwasher, wood flooring.

Bathroom

Double glazed windows, spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, radiator, tiled flooring.

FIRST FLOOR

Bedroom

15' 1" x 11' 4" (4.60m x 3.45m)

Double glazed sash windows, pendant ceiling light, built-in cupboard, radiators, fitted carpet.

Bedroom

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed sash windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

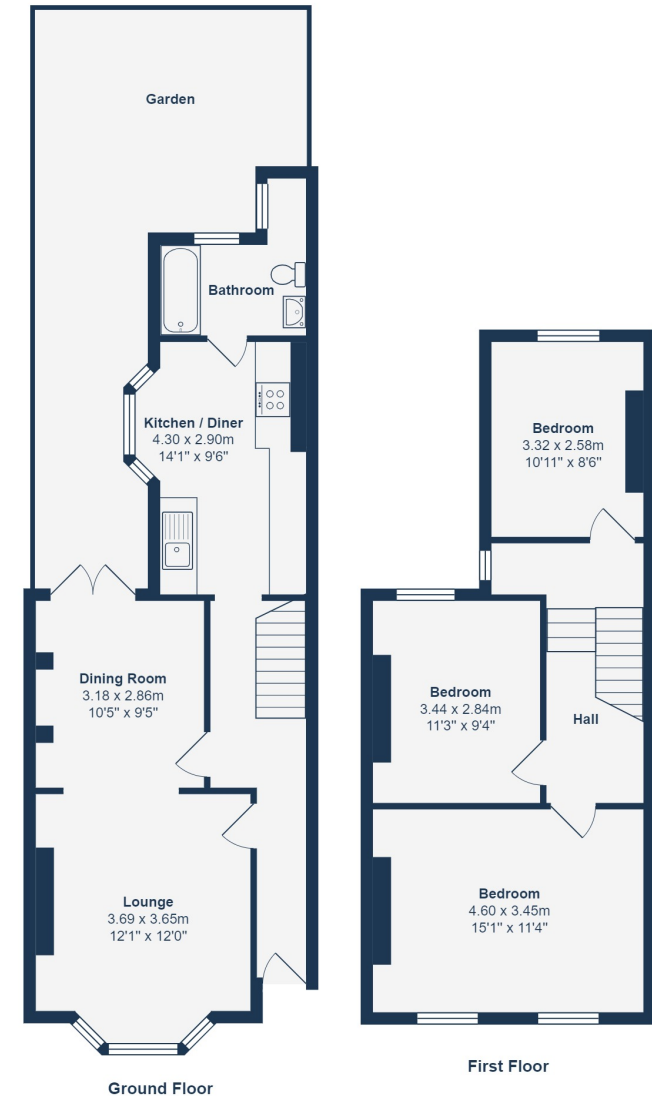
10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed sash windows, pendant ceiling light, radiator, fitted carpet.

OUTSIDE

Garden

40ft patio leading to circa 40ft garden.



Total Area: 92.4 m² ... 995 ft² (excluding garden)

All measurements are approximate and for display purposes only

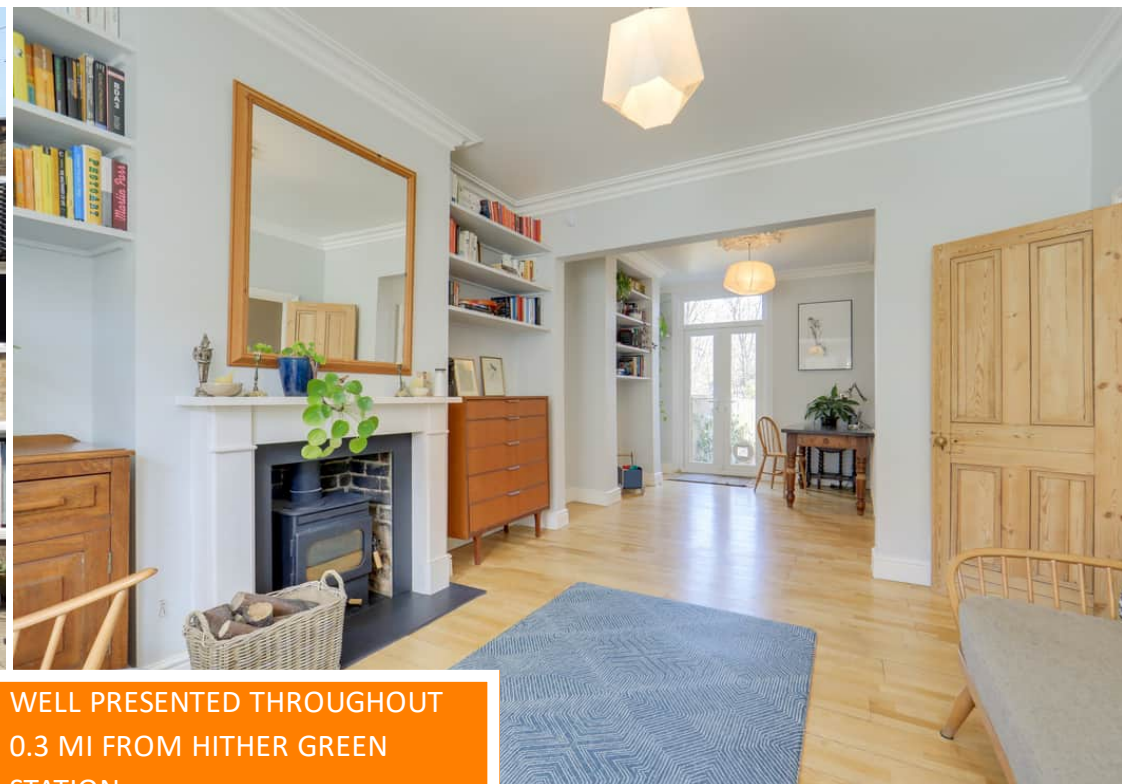
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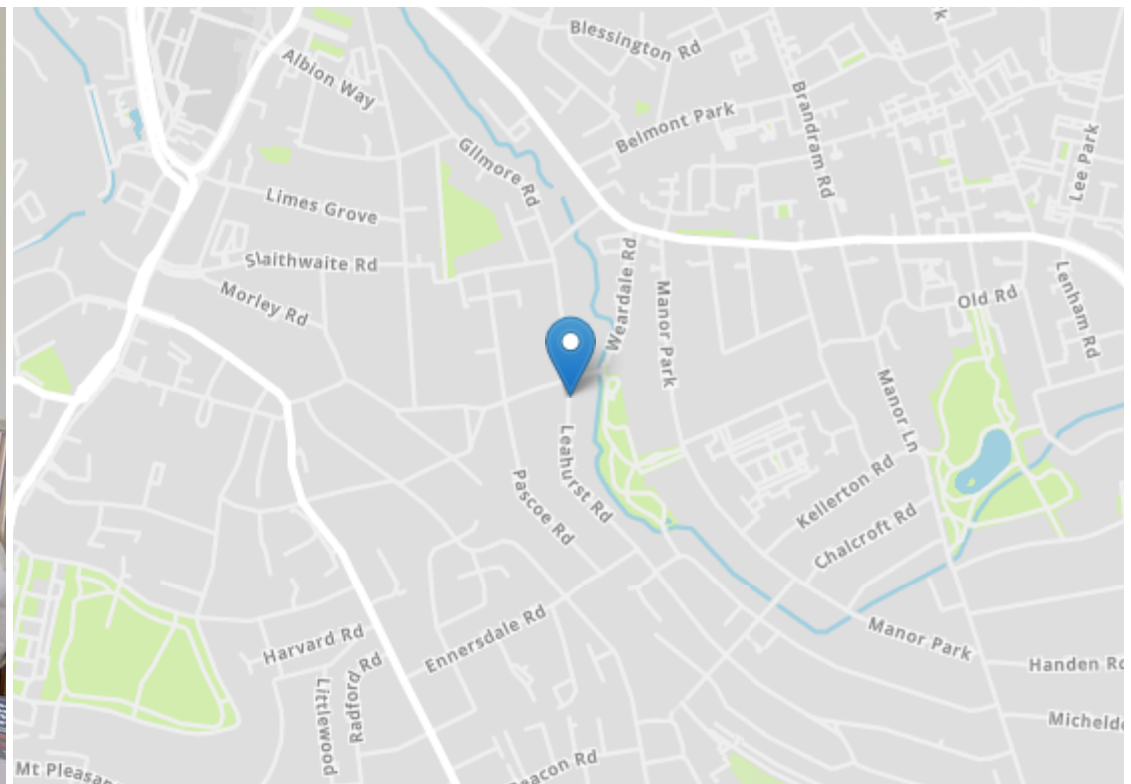


THREE BEDROOM FAMILY HOME
LARGE GARDEN
TOTAL AREA - 995SQFT.



WELL PRESENTED THROUGHOUT
0.3 MI FROM HITHER GREEN
STATION
FURTHER EXTENSION POTENTIAL
(STPP)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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