

Stanfords
— sales & lettings —



£785,000

3 bedroom terraced house

Leahurst Road
Hither Green

Read all about it...

A well-presented three-bedroom terraced house on Leahurst Road in Hither Green. Ideally situated just a short walk away from Hither Green Station, providing a range of commuter services into Central London and the surrounding areas, including London Bridge in just 10 minutes.

The property is also within the catchment area for the Ofsted 'Outstanding' rated Brindishe Manor and Brindishe Green Primary Schools, making this an ideal purchase for a family with young children.

Neutrally decorated and in fantastic condition throughout, the ground floor of this property comprises a bright and airy open plan lounge and dining room, boasting beautiful period features, and a modern kitchen/diner with double doors leading out to a well-maintained rear garden. On the first floor, there are three good-sized bedrooms, a family bathroom and access to the loft for storage, with the potential to extend - STPP.

Tenure: Freehold | **Council Tax:** LEWISHAM Band C

GROUND FLOOR

Lounge

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed bay windows, pendant light fitting, cast iron fireplace, alcove cabinet, radiator, laminate wood flooring.

Dining Room

11' 7" x 9' 0" (3.53m x 2.74m)

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

Kitchen/Diner

20' 2" x 9' 11" (6.15m x 3.02m)

Double glazed windows and doors to garden, ceiling spotlights, pendant ceiling light fitting, fitted kitchen units, sink with mixer tap & drainer, integrated dishwasher, fridge/freezer, oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, radiator, wood flooring.

FIRST FLOOR

Bedroom

15' 0" x 11' 0" (4.57m x 3.35m)

Double glazed windows, pendant ceiling light, fitted wardrobes, radiator, fitted carpets.

Bedroom

11' 5" x 9' 4" (3.48m x 2.84m)

Double glazed window, pendant ceiling light, built-in cupboard, radiator, fitted carpet.

Bedroom

11' 2" x 9' 11" (3.40m x 3.02m)

Double glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

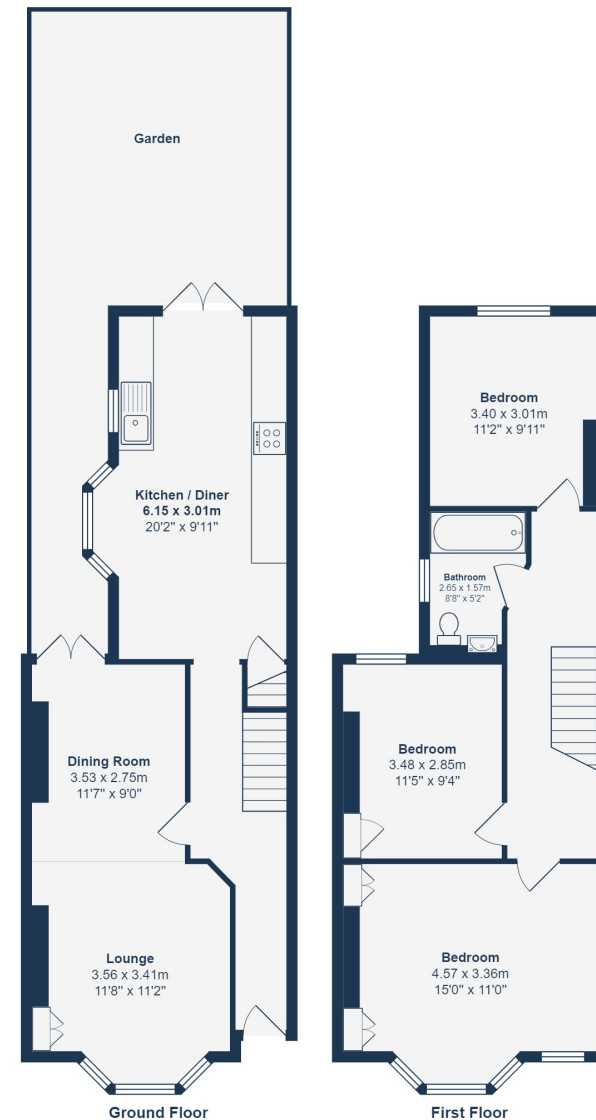
8' 8" x 5' 2" (2.64m x 1.57m)

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

OUTSIDE

Garden

Lawn leading to raised patio, storage shed.



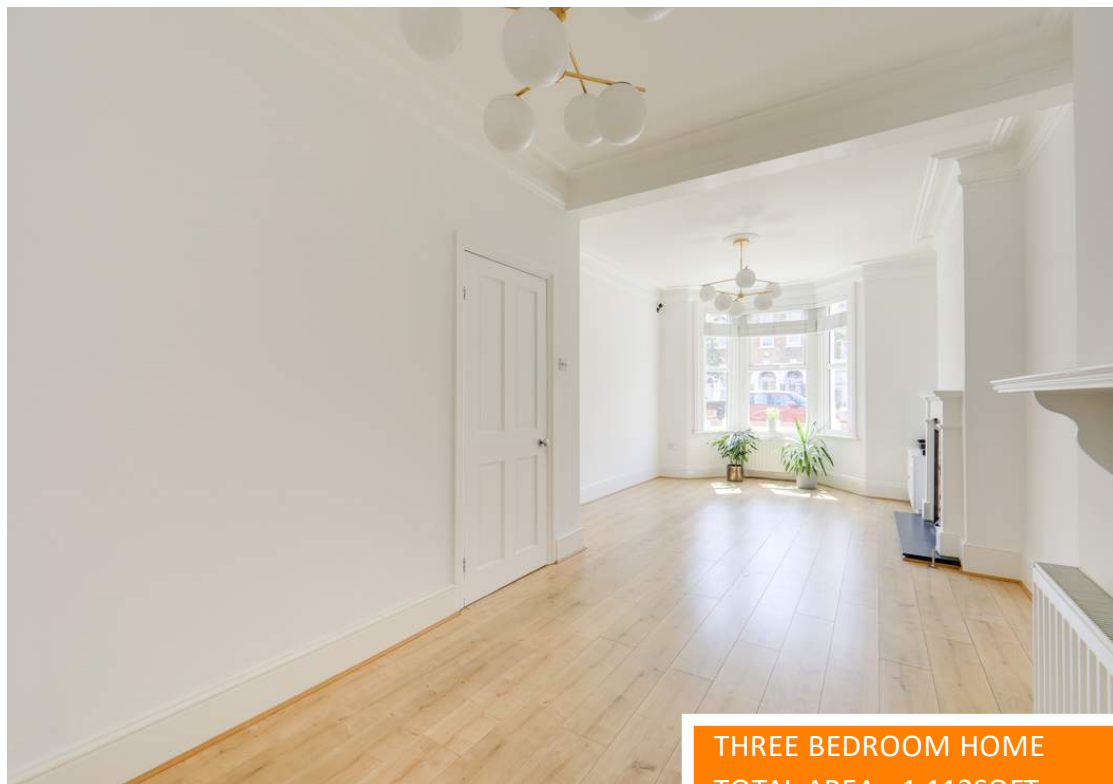
Total Area: 103.3 m² ... 1112 ft² (excluding garden)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

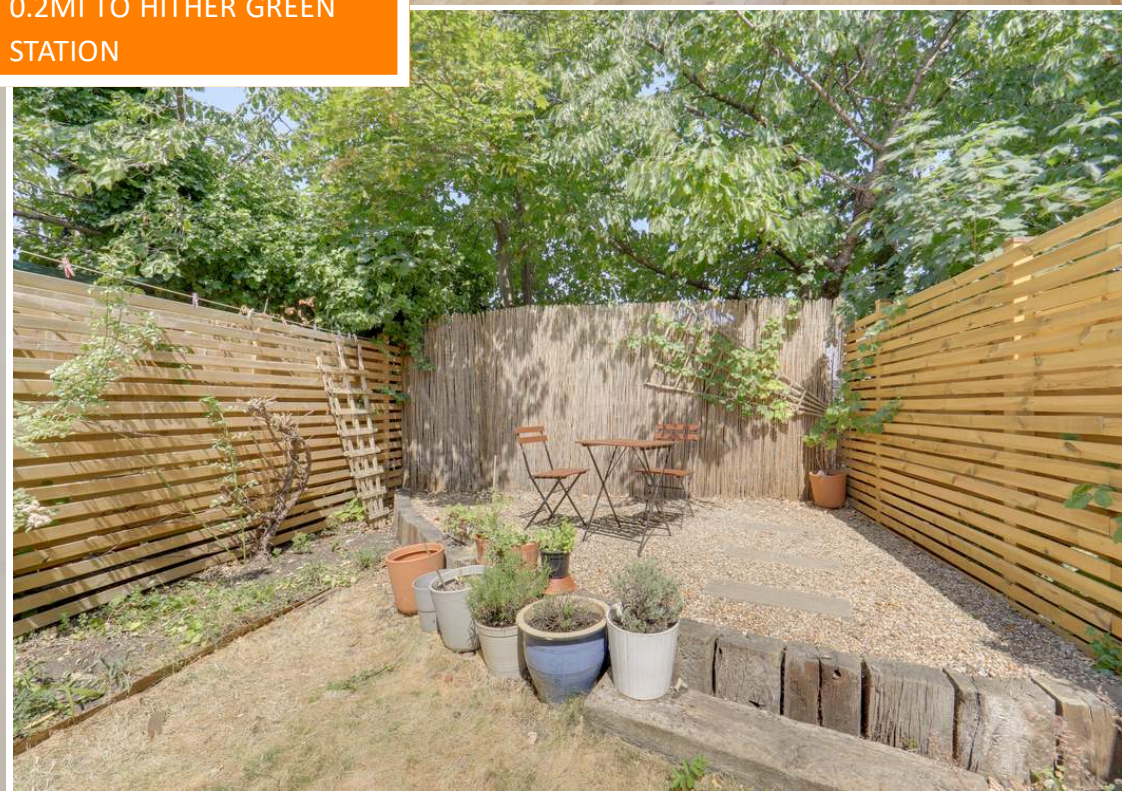
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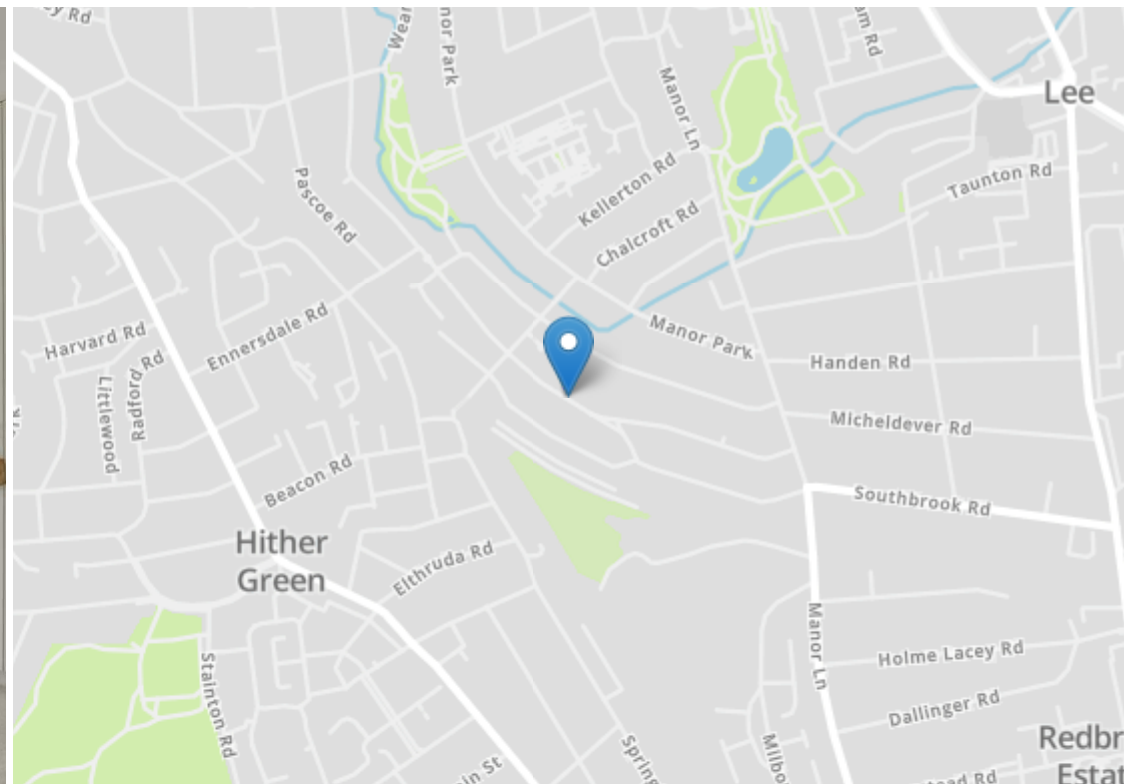
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

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THREE BEDROOM HOME
TOTAL AREA - 1,112SQFT.
POTENTIAL TO EXTEND (STP)
0.2MI TO HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(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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