



£775,000

2 bedroom terraced house

Leahurst Road
Hither Green

Read all about it...

A beautifully presented terraced house on Leahurst Road, in the heart of Hither Green, ideally situated for outstanding schools, friendly local shops, cafes and pubs and just moments away from Hither Green Station.

Internally, the ground floor of this property offers a free-flowing open plan layout, with a spacious yet cosy lounge, featuring a lovely cast iron fireplace and bay window seating, leading through to a superb 28ft kitchen/diner - an ideal space for large family gatherings and entertaining - formed from a side return extension to the rear with integrated appliances, a utility cupboard, central island and boasting plenty of natural light. Bi-fold doors at the end of the kitchen bring the outdoors indoors showcasing the well-maintained garden, with established trees and shrubs, extending to the River Quaggy and Manor Park. The ground floor also houses an understairs washroom.

On the first floor, there are two good-sized double bedrooms with ample built-in storage, a stunning bathroom with a freestanding bathtub and walk-in shower and access to the loft for storage, with the potential to extend (STPP).

The property is offered with no onward chain.

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

**OPEN PLAN LIVING
FULLY EXTENDED KITCHEN/DINER
CLOSE TO HITHER GREEN STATION
CHAIN FREE!**

**BEAUTIFULLY PRESENTED
THROUGHOUT
GARDEN OVERLOOKING MANOR
PARK
TOTAL AREA - 1,214SQFT.**



Like what you see?

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



GROUND FLOOR

Lounge

23' 4" x 14' 10" (7.11m x 4.52m)

Bay window, plantation shutters, ceiling spotlights, cast iron fireplace, radiators, wood flooring.

Kitchen/Diner

28' 11" x 13' 4" (8.81m x 4.06m)

Bi-fold doors to garden, roof windows, ceiling spotlights, fitted kitchen units, double bowl farmhouse style kitchen sink, range cooker with gas hobs and extractor hood, integrated dishwasher and fridge/freezer, utility cupboard with plumbing for washing machine, underfloor heating, tiled flooring.

W/C

Washbasin, WC, tiled flooring.

FIRST FLOOR

Bedroom

14' 10" x 11' 11" (4.52m x 3.63m)

Sash windows, plantation shutters, chandelier ceiling lights, wall lights, fitted wardrobe, radiator, wood flooring.

Bedroom

10' 1" x 9' 3" (3.07m x 2.82m)

Sash window, plantation shutters, ceiling spotlights, fitted wardrobes, radiator, wood flooring.

Bathroom

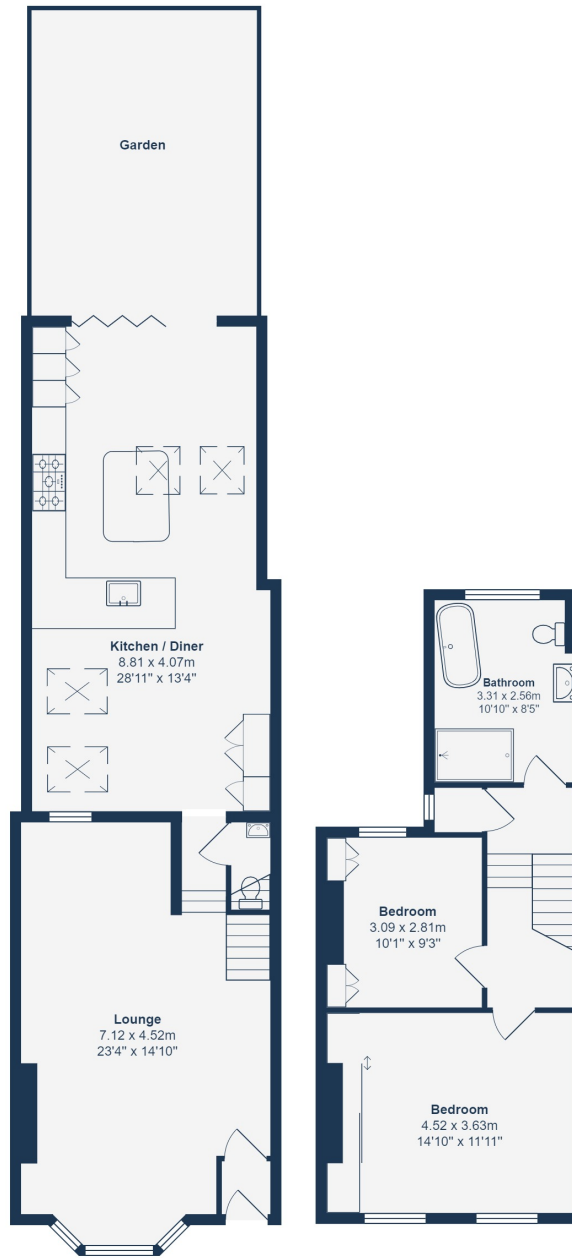
10' 10" x 8' 5" (3.30m x 2.57m)

Sash window, plantation shutters, ceiling spotlights, freestanding bathtub, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, tiled flooring.

OUTSIDE

Garden

Paved patio leading to lawn with mature plant borders, storage shed.



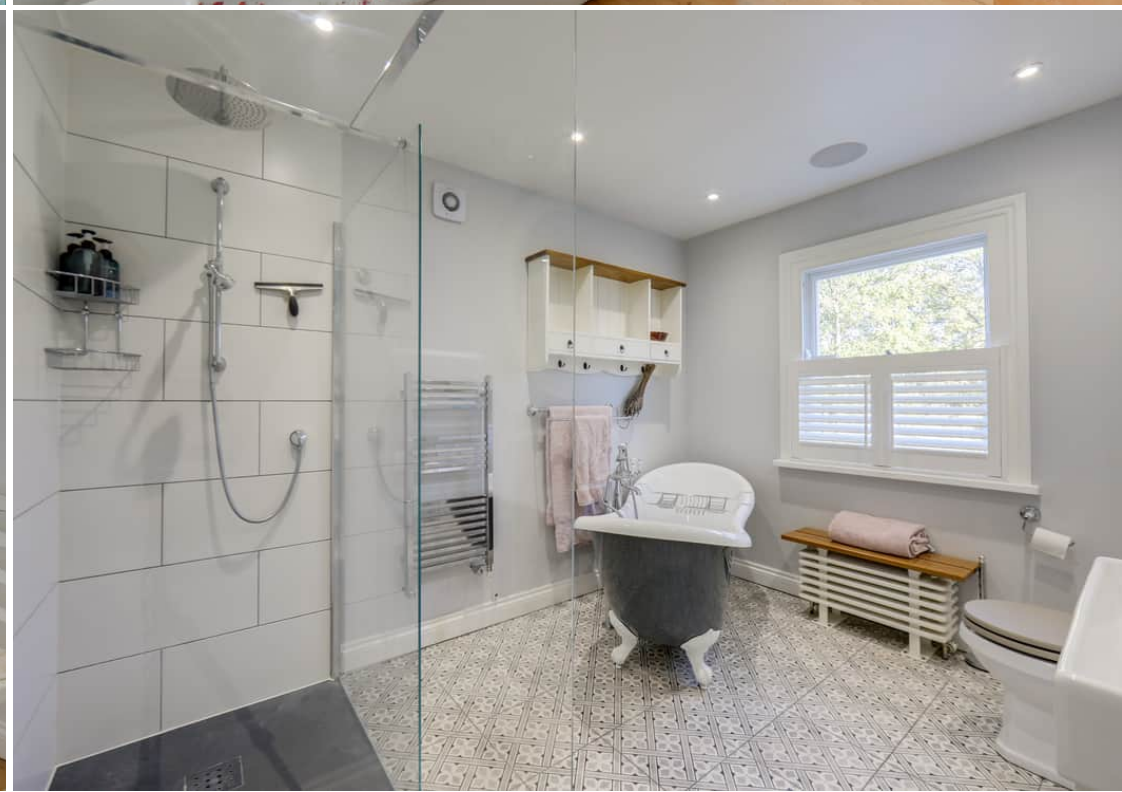
Ground Floor

First Floor

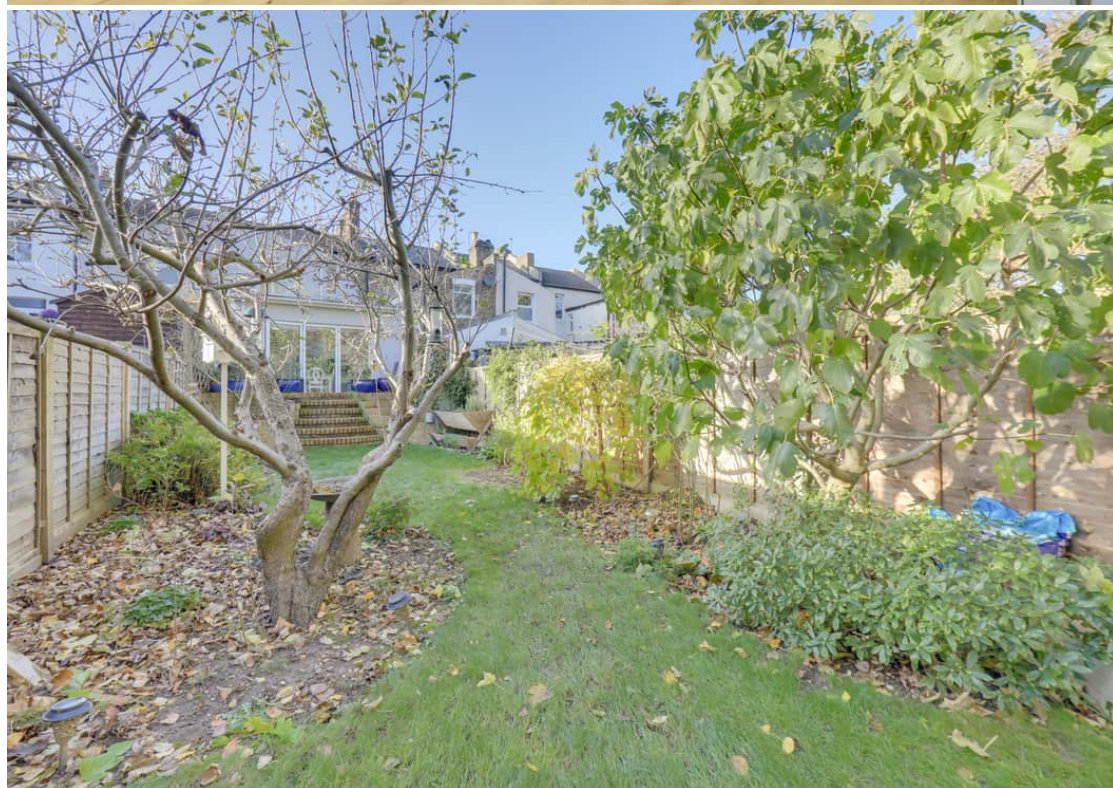
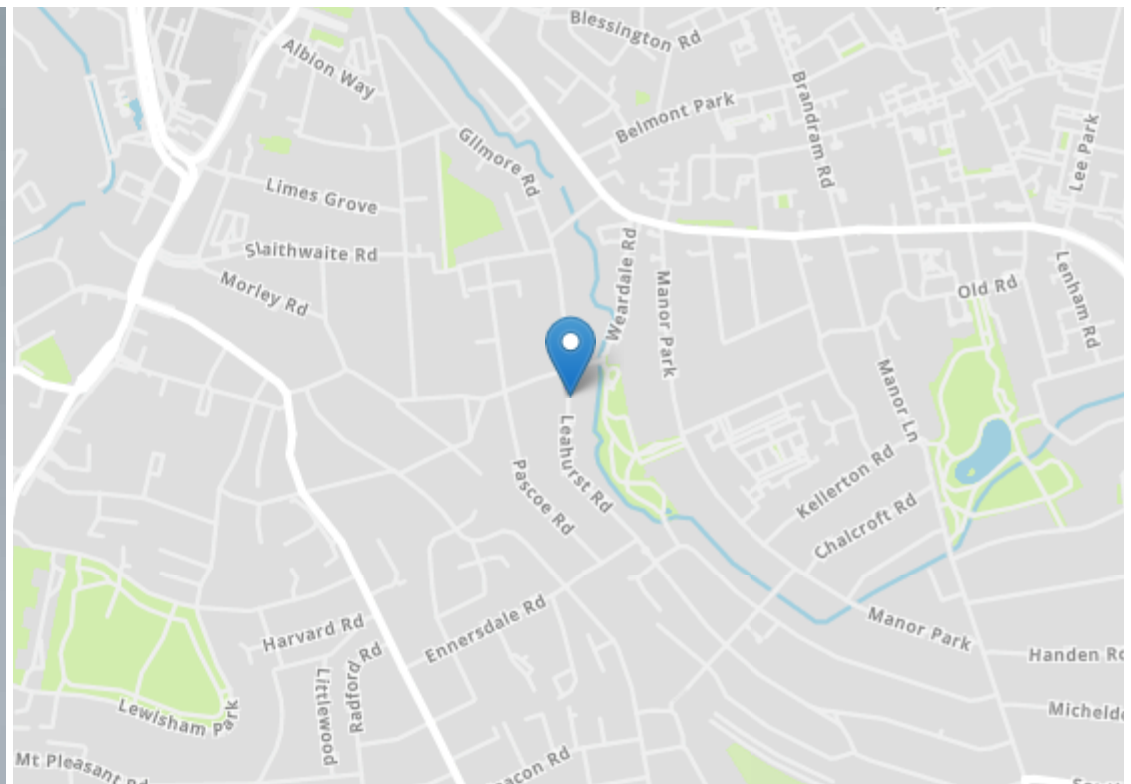
Total Area: 112.8 m² ... 1214 ft² (excluding garden)

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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