

Stanfords
— sales & lettings —



Guide Price £799,950 Freehold
3 bedroom terraced house

Leahurst Road
Hither Green
SE13 5LW

Read all about it...

This beautifully presented 3-bedroom property on Leahurst Road is new to the market, combining contemporary open-plan living with restored period details and featuring a bright, spacious and crisp aesthetic throughout. Set over 3 levels, this modern property has been refurbished completely to a very high standard including a new zoned central heating system and full electrical re-wiring. It now features a rear wraparound extension, a contemporary fitted kitchen, a large modern bathroom and 3 spacious and functional bedrooms.

As you step through the door you are greeted by an immediate sense of the care with which the property has been treated; modern crisp white and greys throughout the hallways, into a large open plan kitchen/dining space with a stunning garden room extension with underfloor heating. Past that, you will find a low-maintenance garden space with 2 raised patio areas to enjoy the outdoors.

Moving upstairs, each bedroom has been refurbished for purpose, and the bathroom is outfitted with all the luxury fixtures you would expect with a classy up-to-date look. In the loft, you will find another large bedroom, as well as ample storage space to suit your needs.

Located on this highly sought-after residential road less than 5 minutes walk to Hither Green Station and situated in a family friendly area within the catchment area of several Ofsted rated "Outstanding" schools. This property is a unique opportunity to grab yourself a converted Victorian property with a modern twist. Get in touch now to book a viewing

Tenure: Freehold



**RECENTLY REFURBISHED
LARGE KITCHEN/DINER
0.2MI FROM HITHER GREEN
STATION**

**DESIRABLE LOCATION
3 BED 2 BATH
TOTAL AREA - 1,355SQFT. INCL
EAVES STORAGE**

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

Hall

Tiled Flooring, Understairs Pull Out Storage and Drawers, Radiator, Pendants and Flush Ceiling Lighting, Stairs Leading to the First Floor

Lounge

4.03m x 3.22m (13' 3" x 10' 7")

Double Glazed Bay Window, Wooden Shutters, Chandelier Lighting, Decorational Fireplace, Radiator, Built-in Wall Cupboards, Fitted Carpet

Kitchen/Diner

Kitchen Area

3.25m x 2.07m (10' 8" x 6' 9")

Tiled Flooring, Underfloor Heating, Pendant Lighting & Flush Ceiling Lighting, Dual Fuel Range Cooker with Extractor Fan, Single Faucet Mixer Tap with One and a Half Bowl Sink and Drainage Area, Matching Wall & Base Units with Integrated Lighting

Seating/Dining Area

3.78m x 6.68m (12' 5" x 21' 11")

Tiled Flooring, Underfloor Heating, Bi-Fold Double Glazed Patio Doors, Flush Ceiling Lighting, Two Large Skylights

W/C

Tiled Flooring, Hand Basin, Extractor Fan

FIRST FLOOR

Landing

Fitted carpet, stairs leading to first floor.

Bedroom

3.64m x 2.65m (11' 11" x 8' 8")

Fitted Carpet, Double Glazed Window with Wooden Shutters, Pendant Lighting, Radiator

Bedroom

4.28m x 4.14m (14' 1" x 11' 3")

Double Glazed Bay Window with Wooden Shutters, Fitted Carpet, Large Radiator, Chandelier Lighting, Large Built-in Wardrobes

Bathroom

3.62m x 2.33m (11' 10" x 7' 8")

Tiled Flooring, Underfloor Heating, Frosted Double Glazed Window with UPVC Shutters, Heated Towel Radiator, Walk-in Shower with Large Waterfall Showerhead, Free Standing Bathtub with Mixer Tap, Double Basin Sink with Mixer Tap, Backlit Heated Mirror, Flush Ceiling Lighting, Extractor Fan

SECOND FLOOR

Bedroom

3.78m x 2.93m (12' 5" x 9' 7")

Feature Wall, Flush Ceiling Lighting, Double Glazed Window, Fitted Carpet

Eaves

Storage Space with Limited Height Clearance

OUTSIDE

Garden

Raised Millboard Composite Decking, Astro Turf Lawn, Raised Paved Patio, Wooden Privacy Fence, External Patio Lighting, External Double Electrical Socket, External Tap



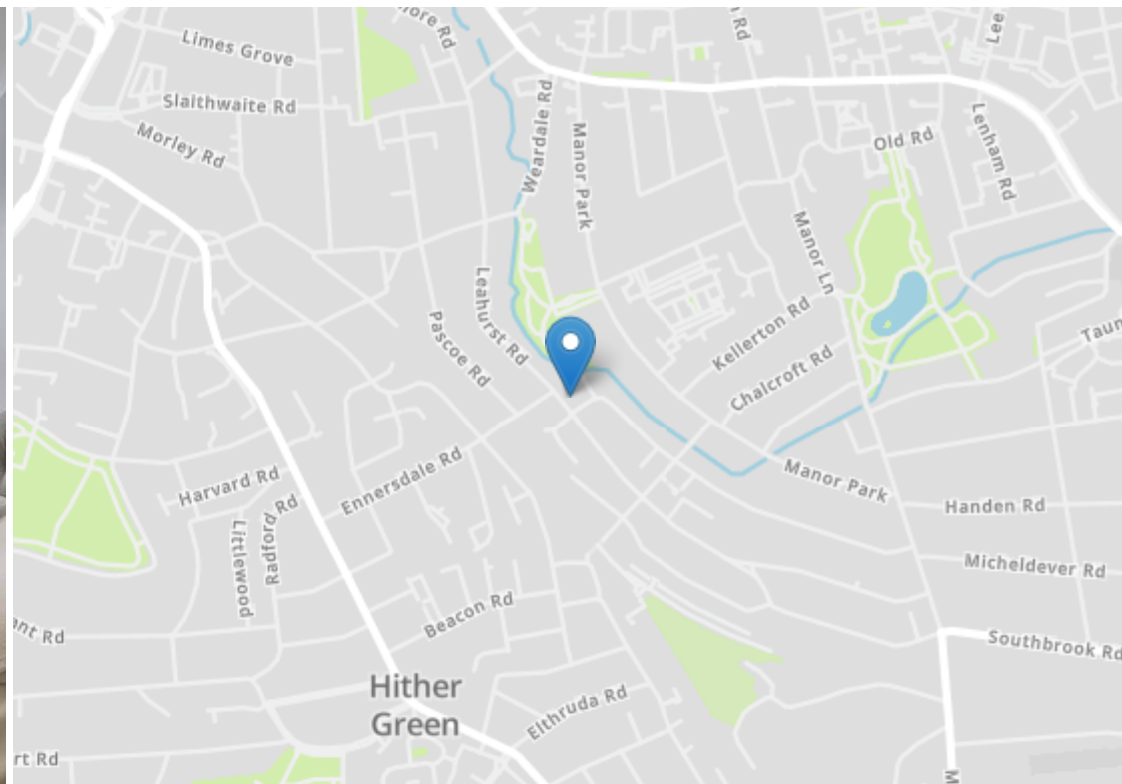
Total Area: 125.9 m² ... 1355 ft² (excluding garden)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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