



**Guide Price £975,000 Freehold**  
5 bedroom terraced house

Leahurst Road  
Hither Green



## Read all about it...

Lovingly renovated and thoughtfully extended by the current owners, this beautifully presented five-bedroom terraced house offers a seamless blend of period charm and modern design. Set on the ever-popular Leahurst Road in the heart of Hither Green, the property offers generous living spaces, stylish interiors, and exceptional versatility — ideal for modern family life.

The ground floor flows effortlessly from room to room, beginning with a light and inviting front reception room, complete with a charming feature fireplace and bay windows. Pocket sliding doors allow this space to be used as a separate cosy lounge or opened up to the adjoining second reception, creating a large open-plan area perfect for both relaxing and entertaining.

To the rear, the spacious kitchen boasts sleek modern cabinetry, a central island, and plenty of space for dining. Flooded with natural light from skylights and large bi-folding doors opening directly onto the garden, enhancing the indoor-outdoor feel. The ground floor also benefits from a well-appointed guest WC and access to a large cellar, providing excellent storage.

Upstairs, the first floor hosts three bedrooms, including two good-sized doubles, along with a stylish family bathroom. The top floor has been thoughtfully converted and is currently arranged as an indulgent master suite. This includes a luxurious bedroom with French doors opening onto a Juliet balcony, a freestanding bathtub for ultimate relaxation, and a sleek en suite shower room. An additional bedroom is currently used as a spacious walk-in dressing room, adding flexibility to the layout.

Situated on a sought-after residential street renowned for its period homes and strong community feel, this home is just a short walk from Hither Green Station, offering fast links to London Bridge, Charing Cross, and Cannon Street. The area is home to a variety of independent cafés, restaurants, and local shops, contributing to its welcoming, village-like atmosphere.

Families are especially drawn to the area thanks to its outstanding schools, including Trinity C of E Primary School and the Ofsted-rated 'Outstanding' Brindishe Manor Primary School. Green spaces are also in abundance, with Manor Park just around the corner, and both Manor House Gardens and Mountsfield Park within walking distance.

A truly special opportunity to acquire a stylish, substantial family home in the heart of Hither Green.

**FIVE BEDROOM FAMILY HOME  
LIGHT & MODERN INTERIORS  
0.2MI FROM HITHER GREEN STATION**

**KITCHEN & LOFT EXTENDED  
STUNNING MASTER SUITE  
CLOSE TO MANOR PARK**



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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, tile flooring.

### Reception Room

4.05m x 3.20m (13' 3" x 10' 6")

Double-glazed bay windows, plantation shutters, pendant ceiling light, inset ceiling spotlights, fireplace, wood flooring.

### Reception Room

3.46m x 3.45m (11' 4" x 11' 4")

Pendant ceiling light, built-in storage cupboard, understairs storage cupboard, cellar access, wood flooring.

### Kitchen / Diner

5.46m x 4.01m (17' 11" x 13' 2")

Double-glazed bi-folding doors to garden, skylights, inset ceiling spotlights, fitted kitchen units and island with breakfast bar, 1.5 bowl sink with 3 in 1 boiling tap and drainer, integrated dishwasher, oven, grill and 5 ring gas hob, ceiling mounted extractor fan, wine cooler, tile flooring, underfloor heating.

### WC

1.49m x 0.70m (4' 11" x 2' 4")

Washbasin, WC, tile flooring.

## FIRST FLOOR

### Bedroom

4.25m x 4.05m (13' 11" x 13' 3")

Double-glazed windows, plantation shutters, pendant ceiling light, built-in window seat, fireplace, radiator, wood flooring.

### Bedroom

3.46m x 2.69m (11' 4" x 8' 10")

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

### Bathroom

1.57m x 1.52m (5' 2" x 5' 0")

Inset ceiling lights, bathtub with rainfall and handheld shower heads, washbasin, WC, heated towel rail, tile flooring.

### Bedroom

2.44m x 1.93m (8' 0" x 6' 4")

Double-glazed window, pendant ceiling light, radiator, wood flooring.

## SECOND FLOOR

### Bedroom

5.64m x 3.37m (18' 6" x 11' 1")

Double glazed roof window and French doors to Juliet balcony, inset ceiling spotlights, freestanding bathtub, eaves storage, radiator, wood flooring.

### Ensuite

2.06m x 1.24m (6' 9" x 4' 1")

Double-glazed roof window. inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

### Bedroom

3.55m x 2.44m (11' 8" x 8' 0")

Double-glazed window, inset ceiling spotlights, radiator, wood flooring.

## CELLAR

### Cellar

4.24m x 3.74m (13' 11" x 12' 3")

## OUTSIDE

### Garden

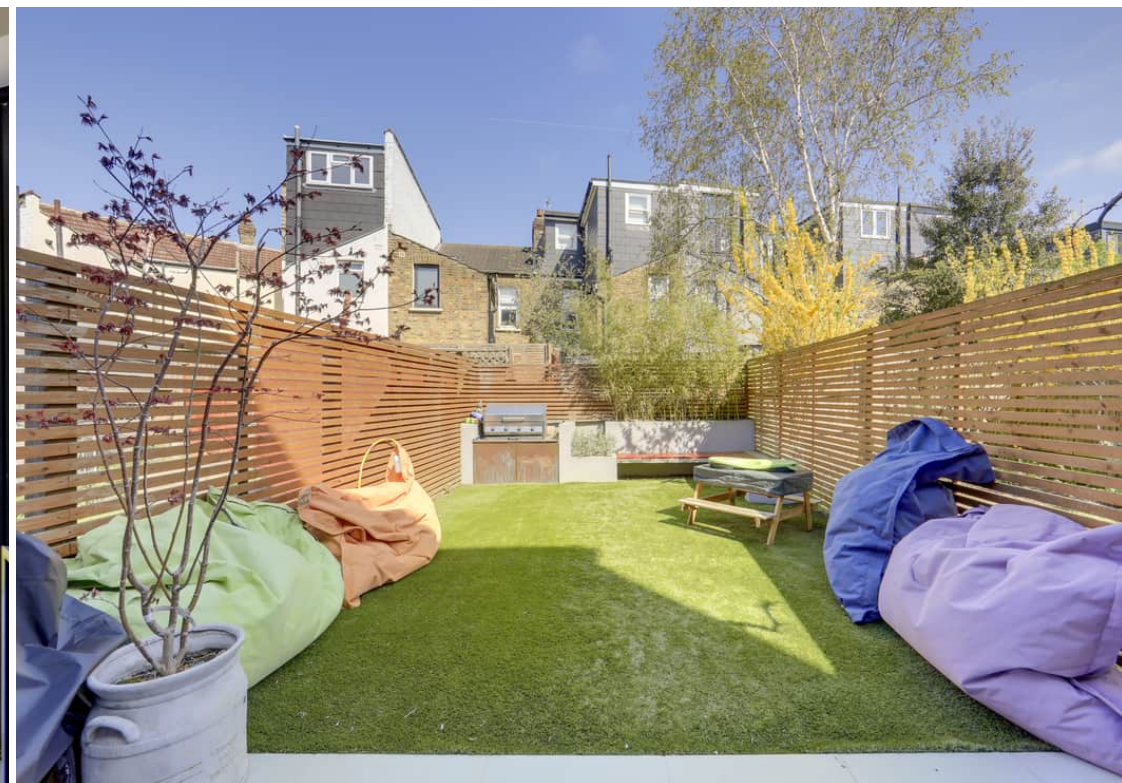
Paved patio leading to artificial lawn, built-in seating and BBQ area.





Total Area: 124.9 m<sup>2</sup> ... 1344 ft<sup>2</sup> (excluding eaves storage & cellar)

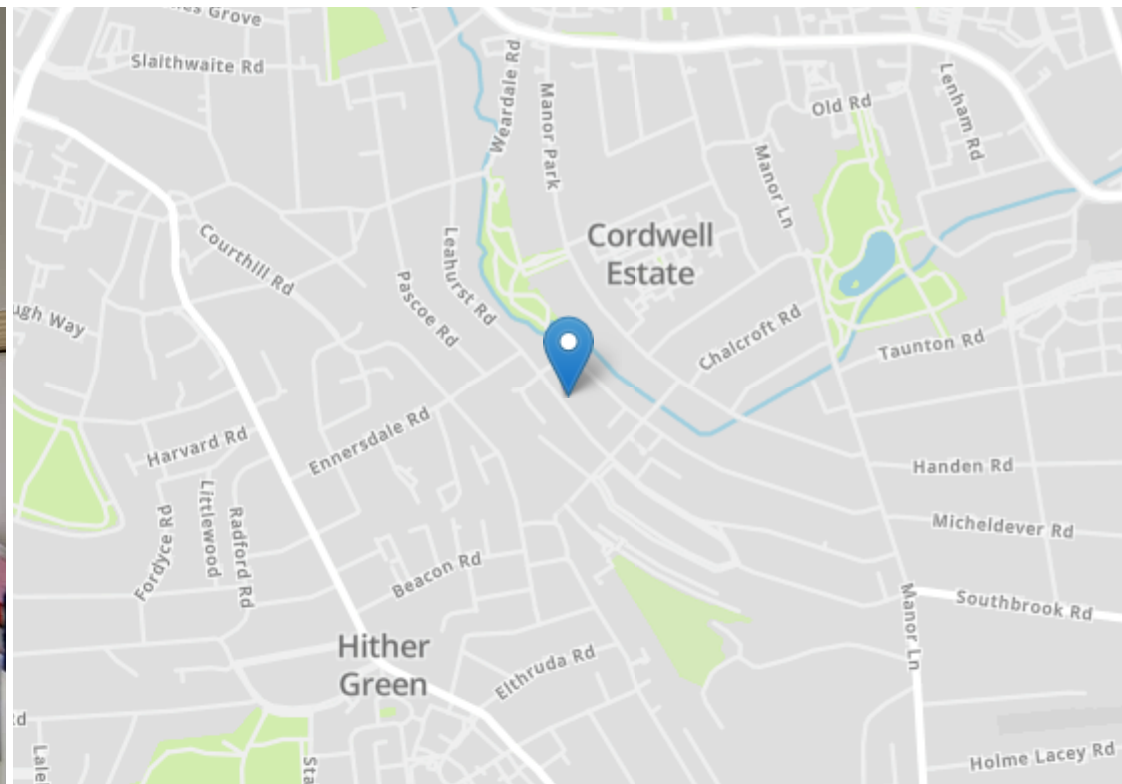
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



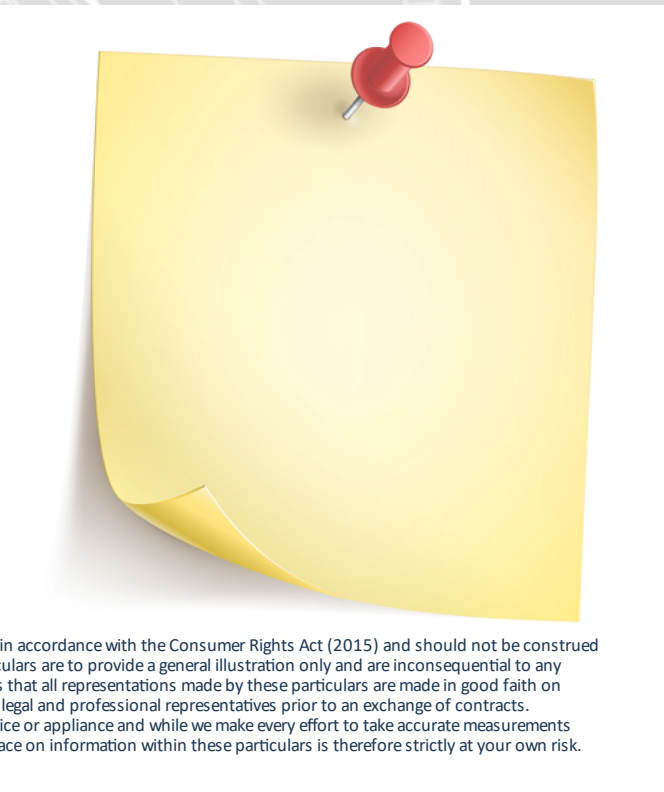








| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 73      | 80        |
| A   |         |           |
| (81-91)                                     |         |           |
| B   |         |           |
| (69-80)                                     |         |           |
| C   |         |           |
| (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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