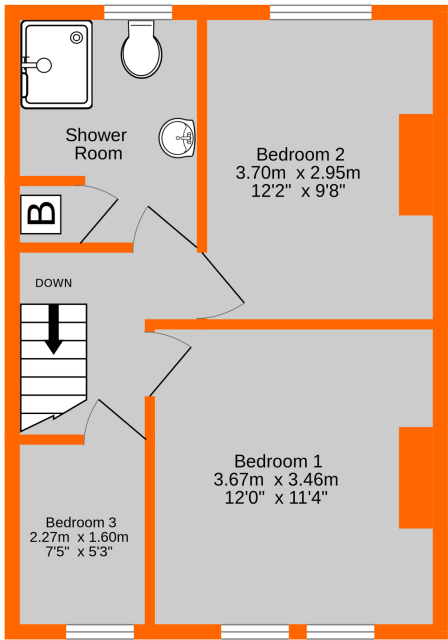
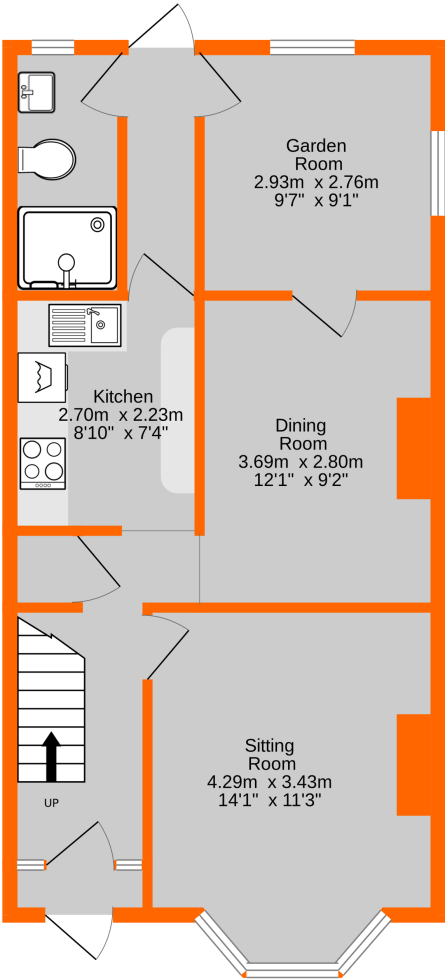


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor  
52.2 sq.m. (561 sq.ft.) approx.

1st Floor  
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 88.4 sq.m. (951 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

33 Elthruda Road, London, SE13 6SW

£500,000 Freehold

- Period terrace home
- Three bedrooms
- Outstanding primary catchments
- Potential to extend (STPP)
- Quiet location
- In need of modernisation
- Gas central heating & double glazing
- Gardens

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)



George Proctor & Partners trading as Proctors

[www.proctors.london](http://www.proctors.london)

[www.proctors.london](http://www.proctors.london)



## 33 Elthruda Road, London SE13 6SW

This period terrace home, situated on the ever popular Elthruda Road, a quiet residential street in the Heart of Hither Green, offers great accommodation 'chain free' but in need, by today's standards of updating and modernisation. Currently there are two reception rooms and a kitchen, the vendor historically extended the house to the rear to provide a garden room, currently used as a bedroom, a downstairs shower room not currently used as it requires refurbishment, the rear extension would need inspecting to see if it meets current building requirements, upstairs are three bedrooms, the third ideal as a home office or nursery, and an adapted 'wet room'. There is gas radiator central heating with a renewed boiler and replacement double glazing. As a whole there is great scope to make this your own home and with the rear garden ideal for the warmer months this is a great opportunity not to be missed.

### Location

Elthruda Road, a quiet residential street in the heart of Hither Green, ideally located for families, Elthruda is in close proximity to Mountsfield Park and falls within the catchment area of the 'outstanding'. Ofsted rated Brindishe Green and Brindishe Manor Primary schools, Hither Green Station (currently undergoing improvement works) can be found at the end of the road with easy access to central London as well as local shops at the parade along Springbank Road



### Ground Floor

#### Enclosed Porch

sealed unit entrance door to

#### Entrance Hallway

window to front, laminated floor, under stairs cupboards housing electric meter and fuse box

#### Sitting Room

4.29m x 3.43m (14' 1" x 11' 3") bay to front, tiled fireplace and hearth

#### Dining Room

3.69m x 2.80m (12' 1" x 9' 2") laminated floor, door to

#### Garden Room

2.93m x 2.76m (9' 7" x 9' 1") windows to rear and side

### Kitchen

2.70m x 2.23m (8' 10" x 7' 4") base cupboards, drawers and wall cupboards, worktops, inset stainless steel sink unit with mixer tap, plumbing and space for washing machine, cooker, door to

#### Rear Enclosed Walkway

door to garden, doorway from garden room

#### Downstairs Shower Room

white suite, window to rear, in need of renovation

#### Stairs to

### First Floor

#### Landing

#### Bedroom 1

3.67m x 3.46m (12' 0" x 11' 4") windows to front, boxed in fireplace

#### Bedroom 2

3.70m x 2.95m (12' 2" x 9' 8") window to rear, boxed in fireplace

### Bedroom 3

2.27m x 1.60m (7' 5" x 5' 3") window to front

### Wet Room

white suite of wall mounted wash basin, toilet, walk-in shower, extractor fan, window to rear, cupboard houses Vaillant gas combination boiler

### Outside

#### To The Front

small front garden

#### Rear Garden

laid to lawn with flower/shrub beds

#### Parking

residents permit parking

#### Council Tax

Band C - Lewisham Council