



**Guide Price £625,000 Freehold**  
3 bedroom terraced house

Lehurst Road  
Hither Green



# Read all about it...

This three-bedroom home offers a lovely balance of space and comfort, with natural light throughout and a well-sized private garden to enjoy all year round. Set on a quiet residential street close to Hither Green Station, it combines the ease of commuting with a relaxed, community feel, making it a practical choice for a variety of buyers. Inside, the ground floor features two reception rooms – one perfectly suited as a cosy lounge, the other ideal as a dining room, study, or playroom. The kitchen is practical in layout, with scope to update or personalise to taste.

Upstairs, three bedrooms provide ample room for family living, guest space, or working from home. The rear garden is a private, enclosed retreat – a great space for outdoor dining, children’s play, or simply unwinding after a busy day. On-street parking is readily available, and the property includes handy storage to keep everything organised.

The location is a real strength, with Hither Green Station just a short walk away, offering fast links into central London. Nearby you’ll also find independent cafés, local shops, schools, and green spaces, giving the area a strong sense of community as well as convenience. Altogether, this property presents an excellent opportunity for first-time buyers, young families, or commuters looking for a well-connected home with the potential to add their own personal touch.

## GROUND FLOOR

### Reception Room

4.06m x 3.22m (13' 4" x 10' 7")

Pendant light fixture, double glazed window, fireplace, fitted carpet.

### Dining Room

3.47m x 3.46m (11' 5" x 11' 4")

Pendant light fixture, double glazed window, fireplace, fitted carpet.

### Kitchen

2.63m x 2.42m (8' 8" x 7' 11")

Pendant light fixture, double glazed window, fitted matching base and wall units, boiler, stainless steel sink and mixer tap, vinyl flooring.

### Bathroom

2.42m x 1.67m (7' 11" x 5' 6")

Pendant light fixture, double glazed window, half wall tiling, 3 piece matching bathroom set, extendable shower head, extractor fan, fitted towel and hand rails, tiled flooring.

## FIRST FLOOR

### Bedroom

4.31m x 4.06m (14' 2" x 13' 4")

Pendant light fixture, double glazed windows, fitted shelving, fireplace(not in use), fitted carpet.

### Bedroom

3.46m x 2.64m (11' 4" x 8' 8")

Pendant light fixture, double glazed window, fitted shelving, fireplace(not in use), fitted wardrobe, fitted carpet.

### Bedroom

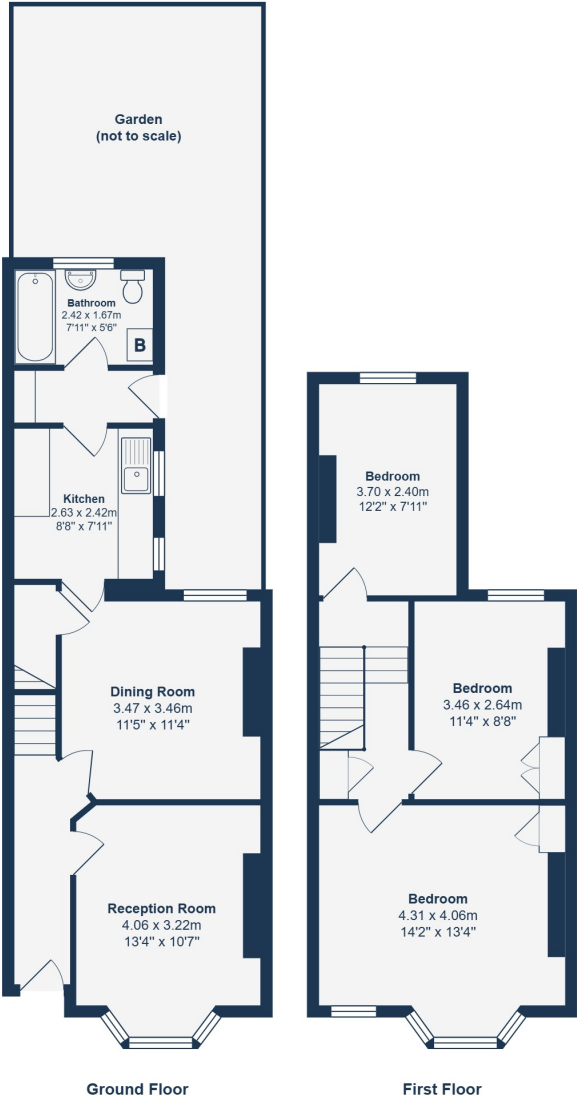
3.70m x 2.40m (12' 2" x 7' 10")

Pendant light fixture, double glazed window, fireplace(not in use), fitted carpet.

## OUTSIDE

### Garden

Path leading to shed at the bottom of the garden.



Total Area: 85.5 m² ... 920 ft²

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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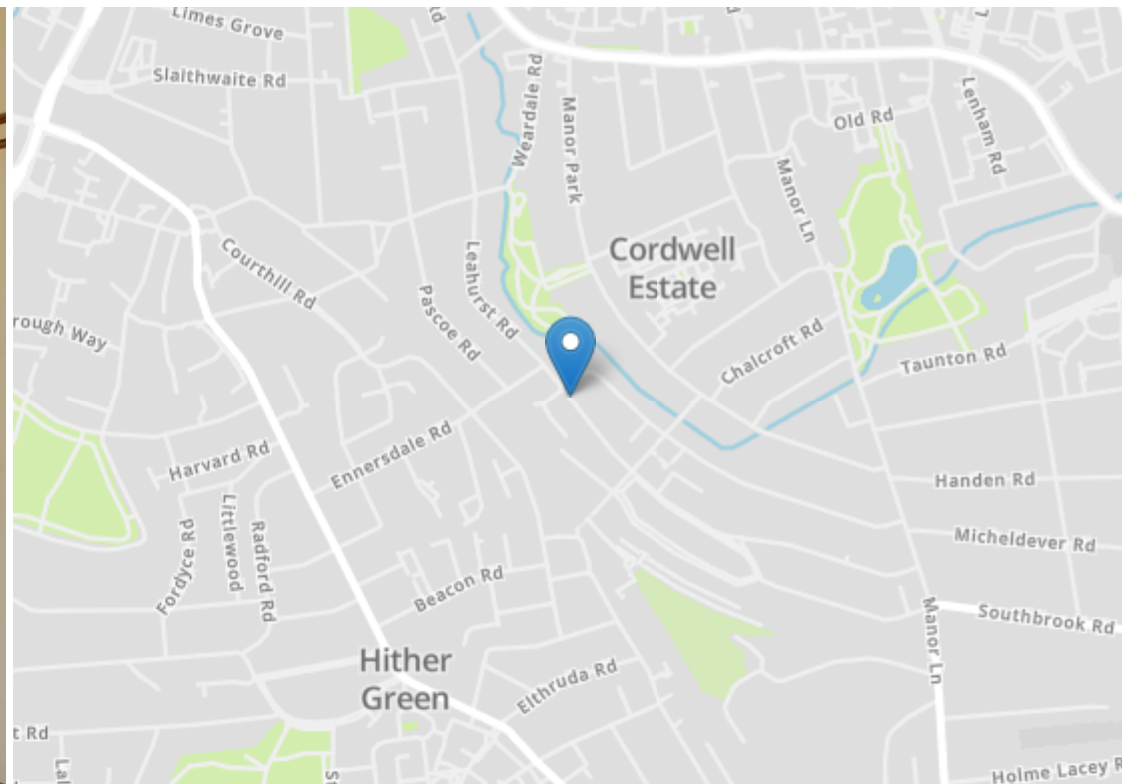


THREE BED TERRACED HOUSE  
TWO RECEPTIONS  
TOTAL AREA - 920SQFT

NO ONWARD CHAIN  
VICTORIAN STYLE  
CLOSE TO HITHER GREEN  
STATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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