



£565,000

2 bedroom end of terrace house

Longhurst Road
London

Read all about it...

In need of complete refurbishment throughout, This 2 bedroom terraced house is ideally located on Longhurst Road, just 0.2 mi to Hither Green Station for fast connections to London Bridge, Cannon Street and Charing Cross, as well as local amenities. The house would make an ideal first home and sits within the catchment area for good local schools, including the 'Outstanding' rated Brindishe Manor and Brindishe Green Primary Schools, and is a stone's throw away from the beautiful Manor Park.

Internally, the ground floor of this property comprises a lounge, dining room and kitchen with direct access to a well-maintained garden and summer house. Upstairs there are two good-sized bedrooms, a family bathroom and access to the loft for storage - with the potential to extend (STPP).

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

GROUND FLOOR

Lounge

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed bay windows, pendant ceiling lights, fireplace, radiator, laminate wood flooring.

Dining Room

11' 6" x 8' 6" (3.51m x 2.59m)

Double glazed window, pendant ceiling light, fireplace, radiator, laminate wood flooring.

Kitchen

12' 10" x 8' 1" (3.91m x 2.46m)

Double glazed windows, door to garden, ceiling light, fitted kitchen units, farmhouse style sink with mixer tap, plumbing for washing machine, integrated oven with gas hob and extractor hood, combi boiler, tiled flooring.

FIRST FLOOR

Bedroom

14' 1" x 11' 5" (4.29m x 3.48m)

Double glazed windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

11' 6" x 8' 7" (3.51m x 2.62m)

Double glazed window, pendant ceiling light, built-in cupboard, radiator, laminate flooring.

Bathroom

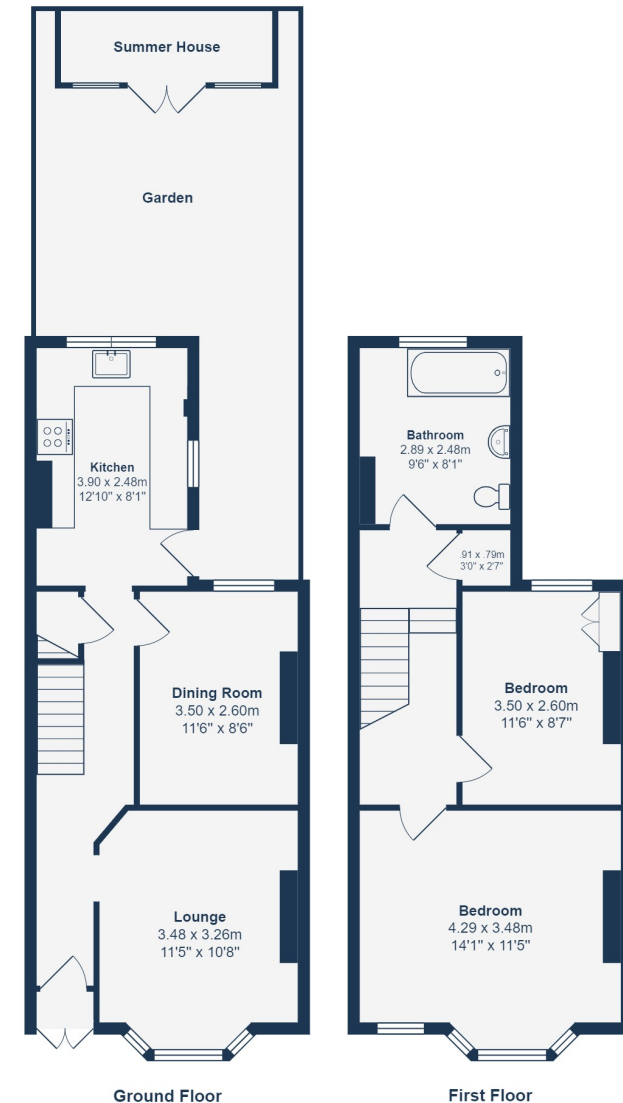
9' 6" x 8' 1" (2.90m x 2.46m)

Double glazed window, panel enclosed bathtub with shower and screen, wash basin on vanity unit, WC, tiled flooring.

OUTSIDE

Garden

Lawn with paved and raised wood patios, summer house.



Total Area: 82.0 m² ... 883 ft² (excluding garden, summer house)

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.

Like what you see?

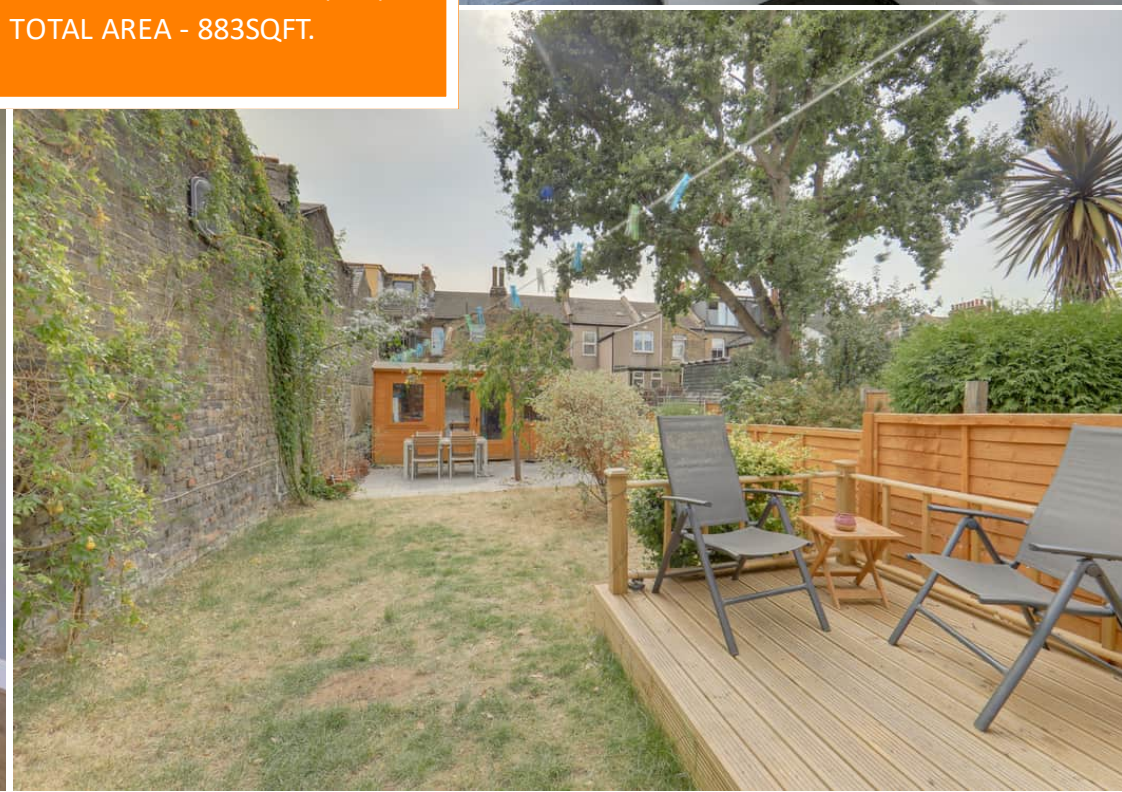
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

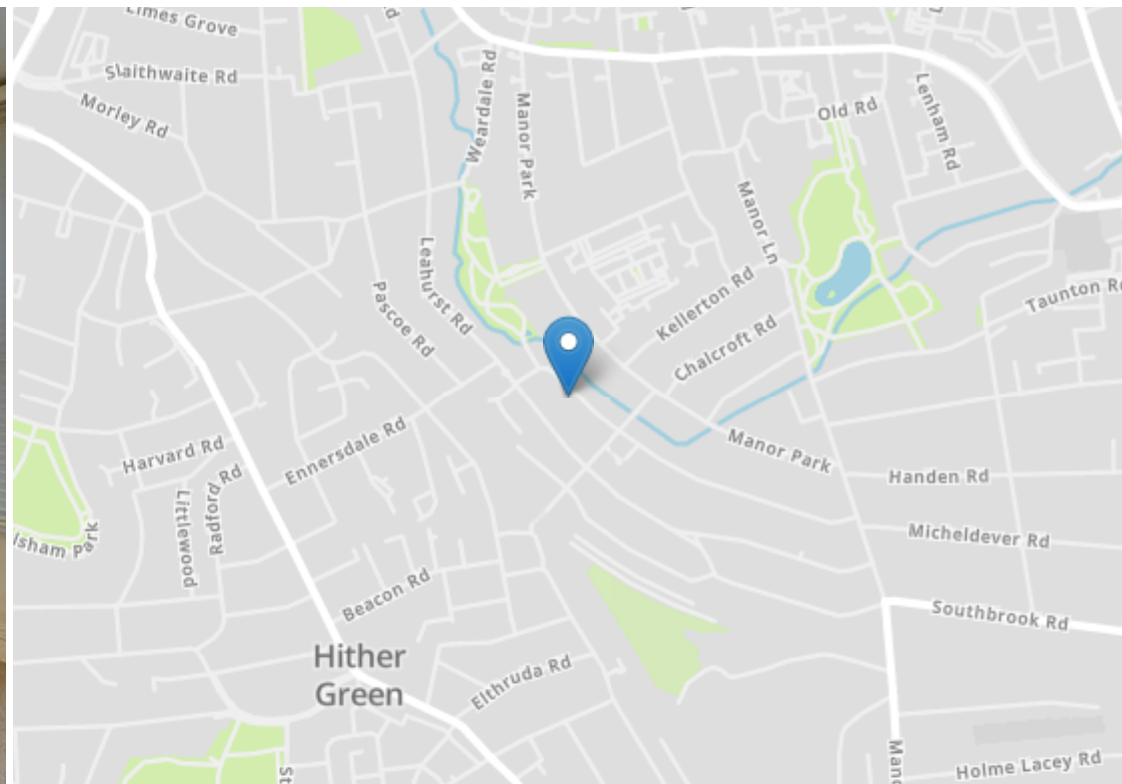
www.stanfordestates.london



TWO BED TERRACE
SUMMER HOUSE
0.2 MI FROM HITHER GREEN
STATION

CHAIN FREE
POTENTIAL TO EXTEND (STP)
TOTAL AREA - 883SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.