

Stanfords  
— sales & lettings —



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

Leahurst Road  
Hither Green



# Read all about it...

Offered with no onward chain and full renovation required, this two-bedroom terraced house is a great opportunity to create a bespoke home in a sought-after location.

The ground floor features a spacious reception and dining room, leading to a kitchen with garden access. Upstairs are two bedrooms, an additional room connecting to the bathroom, and potential for extension (STPP), as seen in neighbouring properties.

Situated on Leahurst Road, Hither Green, the home is just a short walk from Hither Green Station with fast links to Central London. The area offers independent cafés, restaurants, boutique shops, and top-rated schools, including Brindishe Manor Primary (Ofsted 'Outstanding'). Nearby green spaces include Manor Park, Manor House Gardens, and Mountsfield Park.

A fantastic project for those looking to renovate and add value in a prime location.

**Council Tax:** Lewisham band C

## GROUND FLOOR

### Reception Room

3.48m x 3.29m (11' 5" x 10' 10")

### Dining Room

3.46m x 3.44m (11' 4" x 11' 3")

### Kitchen

2.66m x 2.38m (8' 9" x 7' 10")

## FIRST FLOOR

### Bedroom

4.30m x 3.48m (14' 1" x 11' 5")

### Bedroom

3.46m x 2.66m (11' 4" x 8' 9")

### Room

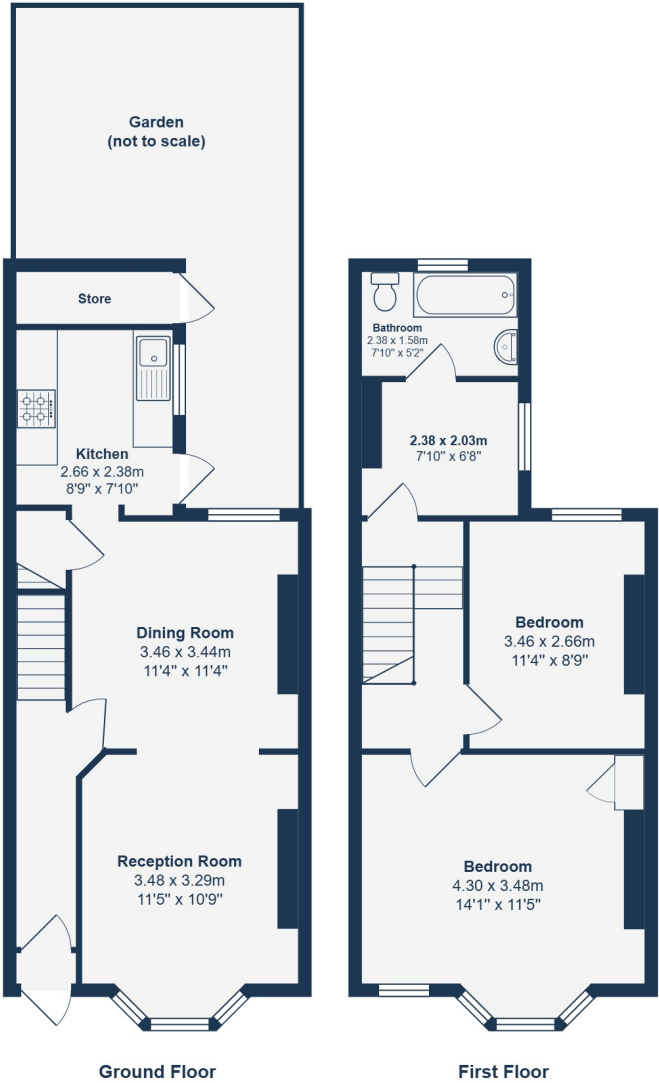
2.38m x 2.03m (7' 10" x 6' 8")

### Bathroom

2.38m x 1.58m (7' 10" x 5' 2")

## OUTSIDE

### Garden



Total Area: 77.9 m² ... 838 ft² (excluding store)

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?

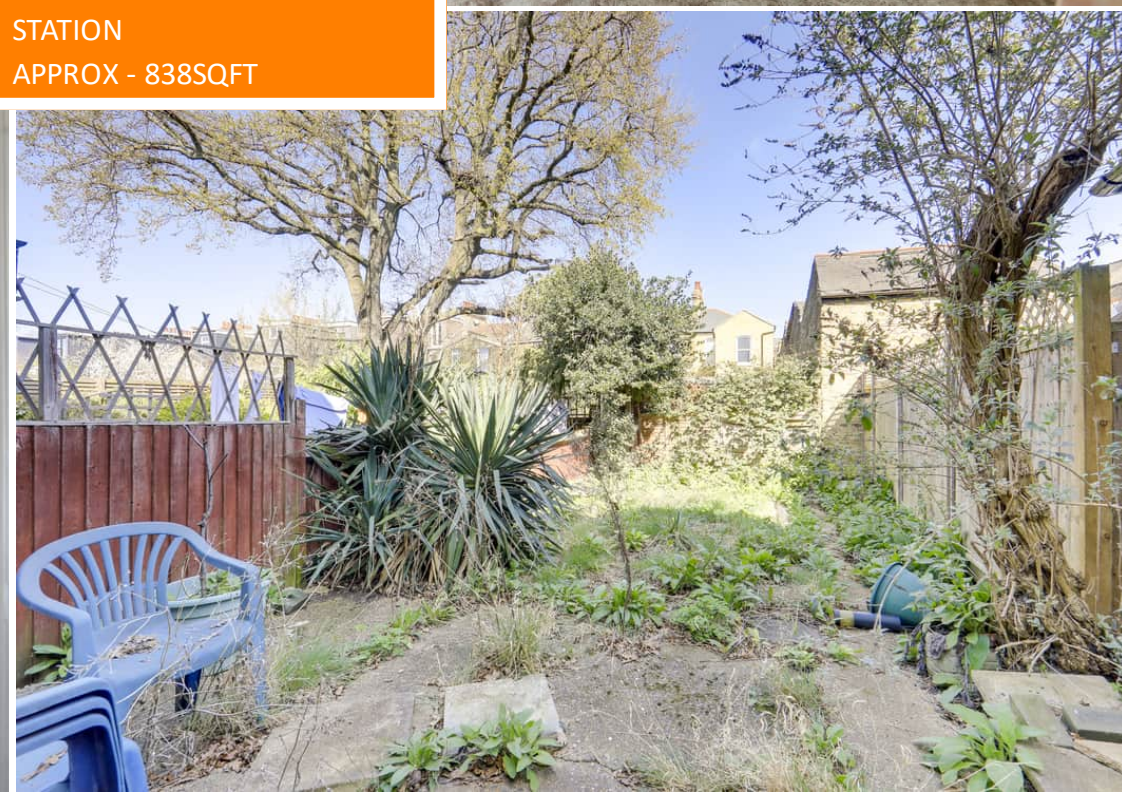
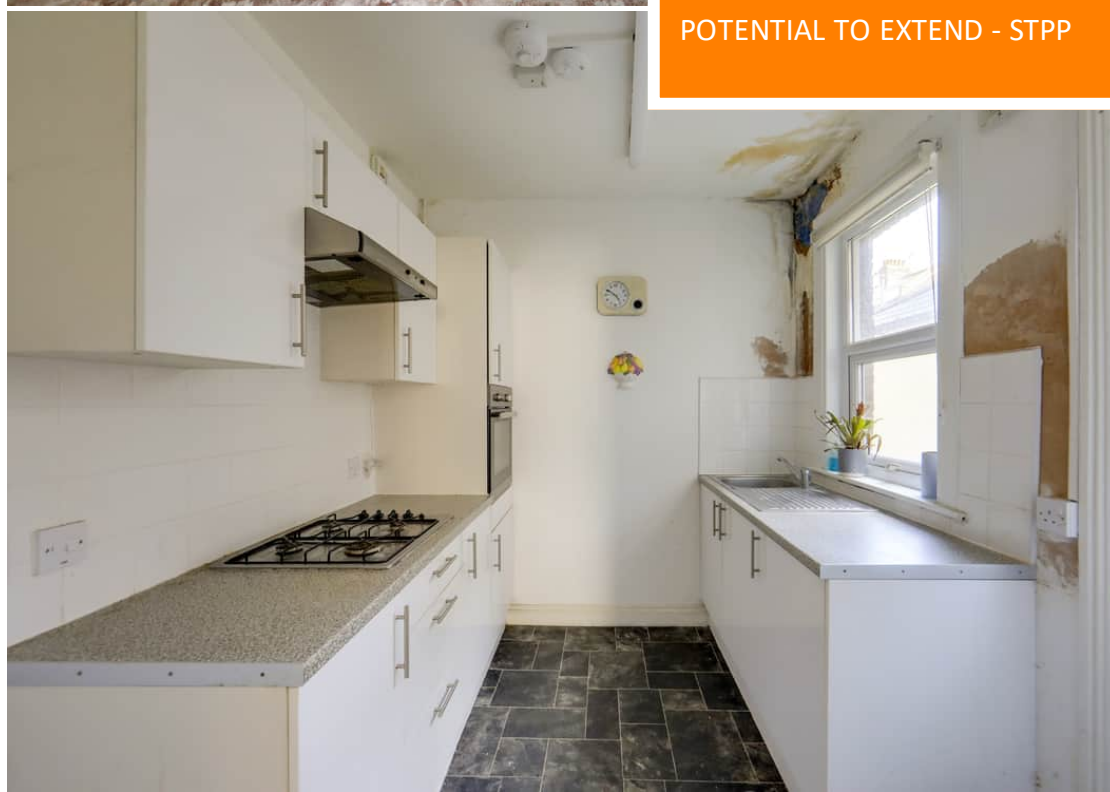
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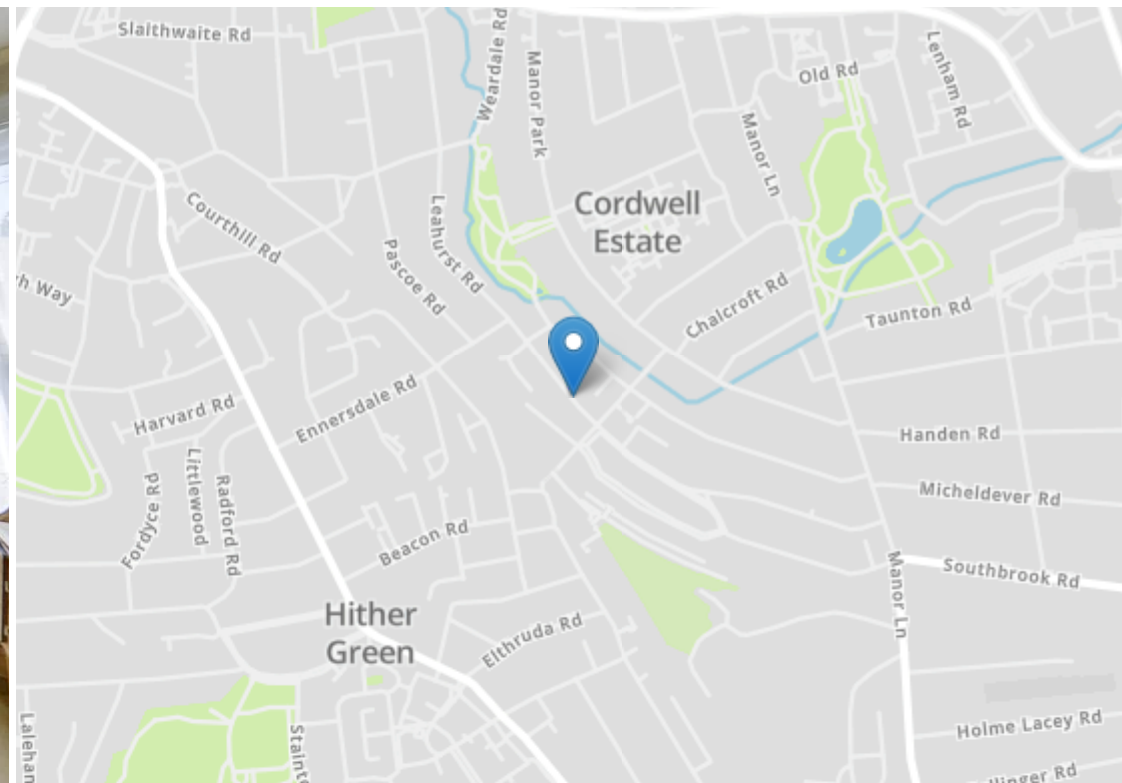


TWO BED TERRACED HOUSE  
RENOVATION REQUIRED  
POTENTIAL TO EXTEND - STPP

NO ONWARD CHAIN  
CLOSE TO HITHER GREEN  
STATION  
APPROX - 838SQFT







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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	82
EU Directive 2002/91/EC		
England, Scotland & Wales		



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