

# Stanfords

— sales & lettings —



**Guide Price £775,000 Freehold**

3 bedroom terraced house

Leahurst Road

Hither Green

## Read all about it...

An impressive three-bedroom family home, beautifully decorated throughout and offering a wealth of period features.

Arranged over three floors and spanning over 1,110sqft of living space, the ground floor of this property boasts an open plan lounge and dining room, featuring a bay window with plantation shutters to the front, a feature fireplace and bespoke alcove cabinetry. The galley kitchen is flooded with natural light from dual aspect sash windows overlooking the rear garden.

Upstairs there are two well-proportioned bedrooms on the first floor, also benefitting from bespoke built-in storage and feature fireplaces, and a stunning four-piece bathroom suite, with a luxurious freestanding bath and walk-in shower. The top floor has been extended to create a bright 18ft master bedroom with plenty of storage space and an ensuite shower room.

Located on Leahurst Road, in the heart of Hither Green, this property is ideally situated for good nurseries and schools, including the 'Outstanding' rated Brindishe Manor Primary School, friendly local shops, cafes and pubs and is just moments away from Hither Green Station.

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



**THREE DOUBLE BEDROOMS  
BEAUTIFULLY DECORATED  
THROUGHOUT  
CLOSE TO HITHER GREEN  
STATION**

**LOFT EXTENDED  
GOOD SCHOOL CATCHMENT  
AREA  
APPROX 1,117SQFT.**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Lounge

14' 1" x 11' 8" (4.29m x 3.56m)

Double-glazed sash bay windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinetry, wood flooring.

### Dining Room

14' 1" x 11' 7" (4.29m x 3.53m)

French doors to garden, pendant ceiling light, radiator with cover, wood flooring.

### Kitchen

12' 3" x 7' 11" (3.73m x 2.41m)

Double-glazed sash windows, track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, oven and gas hob, plumbing for washing machine, radiator, tiled flooring.

## FIRST FLOOR

### Bedroom

14' 1" x 11' 6" (4.29m x 3.51m)

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

### Bedroom

11' 5" x 8' 10" (3.48m x 2.69m)

Double-glazed sash window, pendant ceiling light, built-in wardrobe, fireplace, radiator, wood flooring.

### Bathroom

12' 3" x 7' 11" (3.73m x 2.41m)

Double-glazed sash window, flush ceiling light, walk-in shower with overhead and handheld showers, freestanding bathtub, pedestal washbasin, WC, heated towel rail, tiled flooring.

## SECOND FLOOR

### Bedroom

18' 3" x 7' 10" (5.56m x 2.39m)

Double-glazed doors to Juliet balcony, double-glazed roof window, ceiling spotlights, large storage cupboard, radiator, fitted carpet.

### Ensuite

8' 10" x 5' 1" (2.69m x 1.55m)

Double-glazed roof window, walk in shower, washbasin on vanity unit, WC, tiled flooring.

## OUTSIDE

### Garden

Raised wood deck leading to artificial lawn and storage shed.



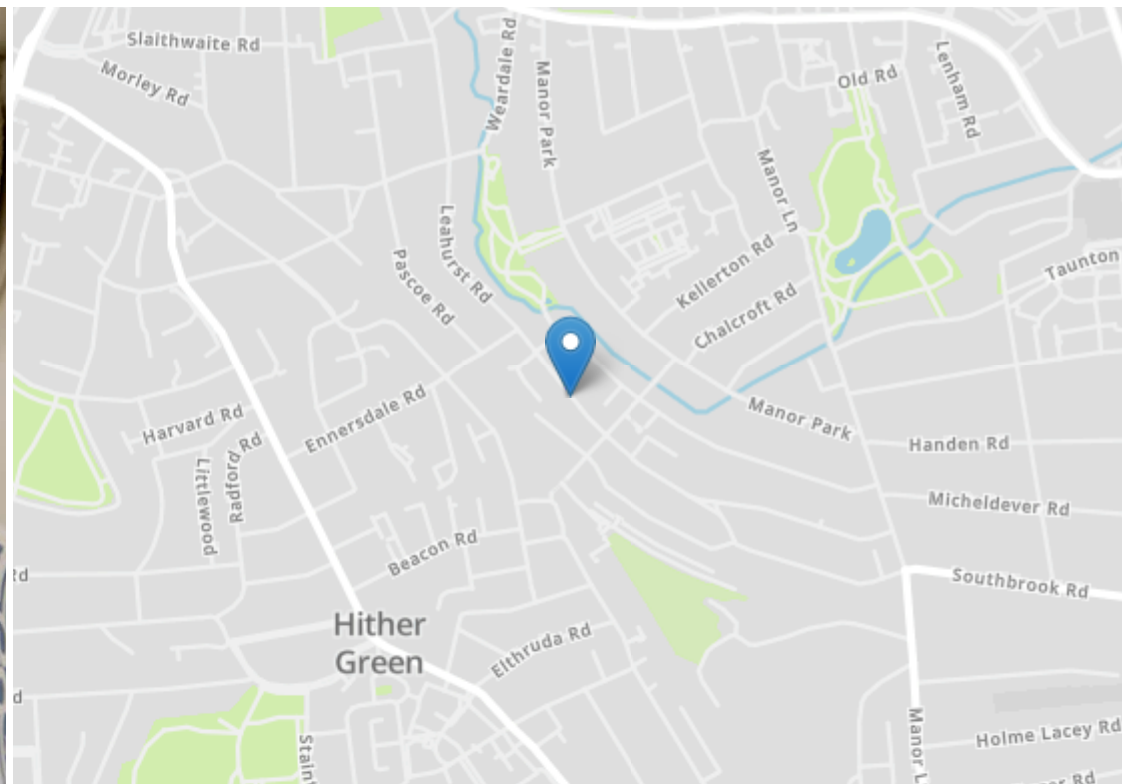
Total Area: 103.8 m<sup>2</sup> ... 1117 ft<sup>2</sup> (excluding eaves storage & garden)

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(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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