



**Guide Price £1,000,000 Freehold**  
4 bedroom terraced house

Leahurst Road  
Hither Green



# Read all about it...

This beautiful loft and rear extended four-bedroom victorian terrace house has been lovingly renovated by the current owners, blending period charm with modern style this home is truly luxurious. The front façade has been carefully restored to its original brickwork whilst the ground floor features beautiful solid oak parquet flooring, adding warmth and character to the bright, open-plan living area. The custom-designed kitchen is a standout, with striking Calacatta marble worktops and splashback, complemented by premium appliances and stylish details. Designer touches, including Buster + Punch light switches and door handles throughout add to the luxury of this beautiful home.

Stepping inside, you're drawn into a bright and spacious double reception room, where bay windows and a charming fireplace create a warm and inviting lounge area. To the rear, the kitchen extension is really the hub of this home with a striking Calacatta marble island and worktops as well as space for a dining table that flows onto a wonderfully landscaped South facing garden.

Upstairs, three spacious double bedrooms provide comfortable living, along with a sleek shower room with honed marble wall and floor tiles. The loft extended top floor is dedicated to the impressive main bedroom, complete with an elegant bathroom, creating a private retreat with free standing bath and walk in shower complete with Lusso Stone fittings.

Outside, the modern redesigned south facing garden provides a tranquil escape, with ample space for alfresco dining and relaxation.

Situated on Leahurst Road, a sought-after residential street in Hither Green known for its charming period homes and strong sense of community. The area benefits from excellent transport links, with Hither Green Station just a short walk away, offering fast connections to London Bridge, Charing Cross, and Cannon Street.

Families are well-catered for, with highly regarded nurseries and schools nearby, including Trinity CoE Primary School and the Ofsted-rated 'Outstanding' Brindishe Manor Primary School. Green spaces are in abundance, with Manor Park just a stone's throw away, as well as the scenic Manor House Gardens and Mountsfield Park within walking distance. Local amenities include independent cafés, restaurants, and boutique shops, contributing to the welcoming, village-like atmosphere that makes Hither Green such a desirable place to live.

Council Tax: Lewisham Band C

**4 BEDROOMS**  
**LUXURIOUSLY RENNOVATED**  
**TOTAL AREA - 1,609SQFT.**  
**0.1 MI TO HITHER GREEN RAIL**  
**STATION**

**LOFT & REAR EXTENDED**  
**SOUTH FACING GARDEN**  
**CATCHMENT AREA FOR**  
**'OUTSTANDING' PRIMARY**  
**SCHOOLS**  
**AWAITING EPC**

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to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Pendant lighting, casts iron radiator, chequered marble flooring.

### Lounge

3.89m x 3.4m (12' 9" x 11' 2")

Pendant lighting, double glazed sash windows to front, shutters, column radiator, cast iron fireplace, tiled hearth, solid oak parquet flooring.

### Reception Room

2.77m x 3.35m (9' 1" x 11' 0")

Pendant lighting, column radiator, fireplace with tiled hearth, solid oak parquet flooring.

### Kitchen/Diner

4.51m x 6.12m (14' 10" x 20' 1")

A collection of spotlights, hanging pendant and wall mounted lighting, velux windows, fitted kitchen units, pantry, calacatta marble island, ceramic sink, brass tap, calacatta splashback, space for cooker, space for fridge freezer, cast iron radiator, sliding door to south facing garden, solid oak parquet flooring.

## FIRST FLOOR

### Bedroom

4.51m x 3.34m (14' 10" x 10' 11")

Pendant lighting, wall-mounted lighting, double-glazed sash windows to front, shutters, column radiator, solid oak flooring.

### Bedroom

2.87m x 3.35m (9' 5" x 11' 0")

Pendant lighting, double-glazed window with shutter, radiator, alcove unit, solid oak flooring.

### Shower Room

1.43m x 2.62m (4' 8" x 8' 7")

Spotlights, wall-mounted lights, brass taps, marble basin, w/c, column radiator, partially tiled honed marble wall, brass mixer taps with overhead shower and brass shower attachment, honed marble tiled floor.

### Bedroom

3.00m x 3.39m (9' 10" x 11' 1")

Pendant lighting, double glazed window to rear, cast iron radiator, solid oak flooring.

## SECOND FLOOR

### Bedroom

3.44m x 5.17m (11' 3" x 17' 0")

Spotlights, wall mounted lights, Velux windows, double-glazed window to the rear, shutters, solid wood flooring, eaves storage, alcove storage.

### Bathroom

2.92m x 3.11m (9' 7" x 10' 2")

Spotlights, wall mounted lights, matching terrazzo basins with brass taps and mixers, free standing bath, partially tiled walls

## OUTSIDE

### Garden

South facing, cedar fencing, tiled flooring with concrete planters.

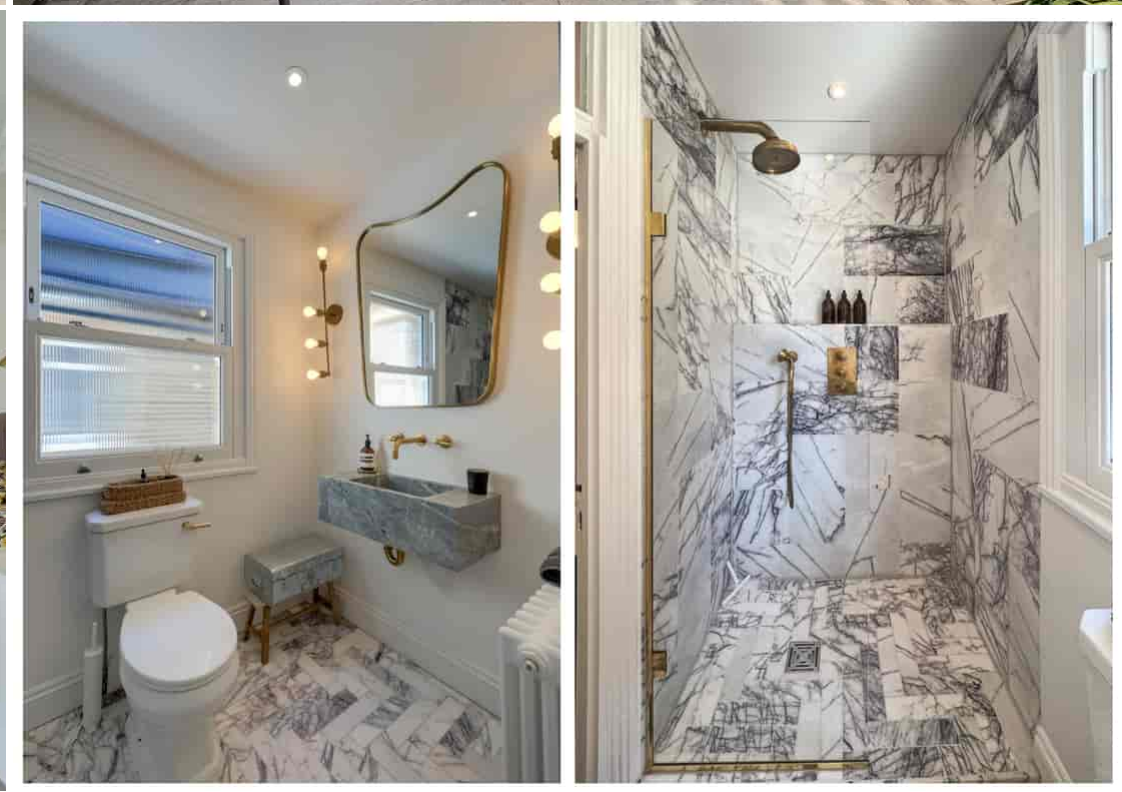
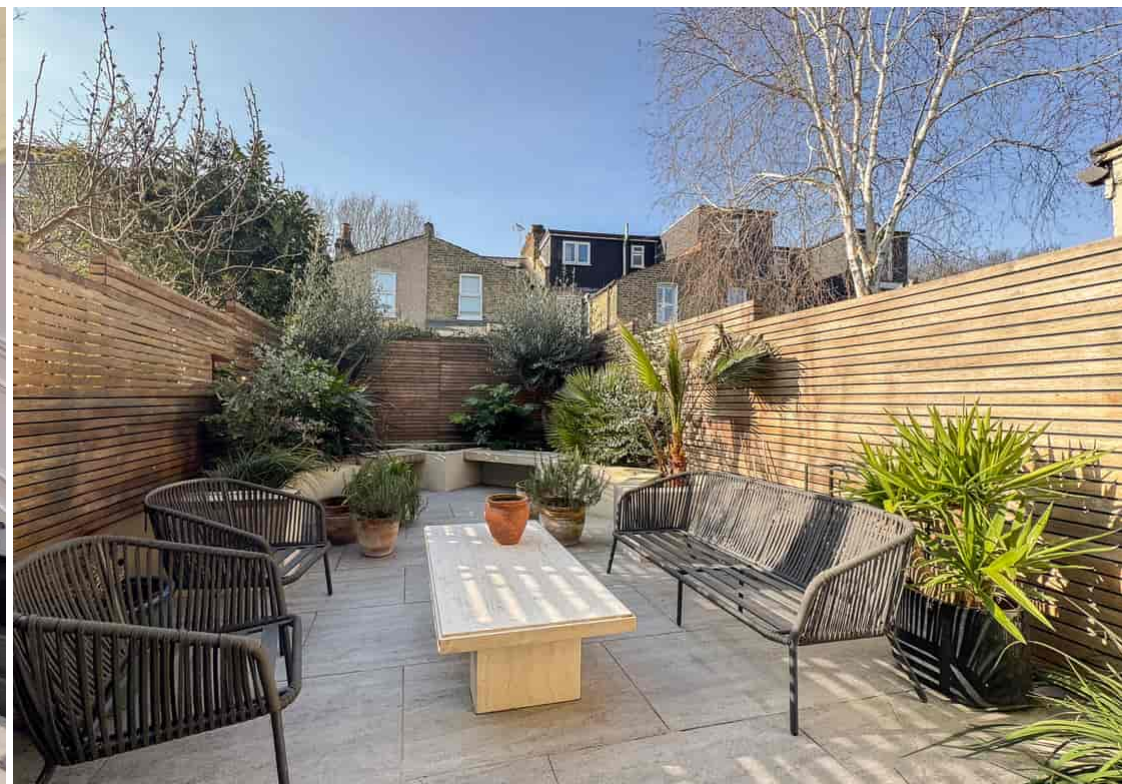
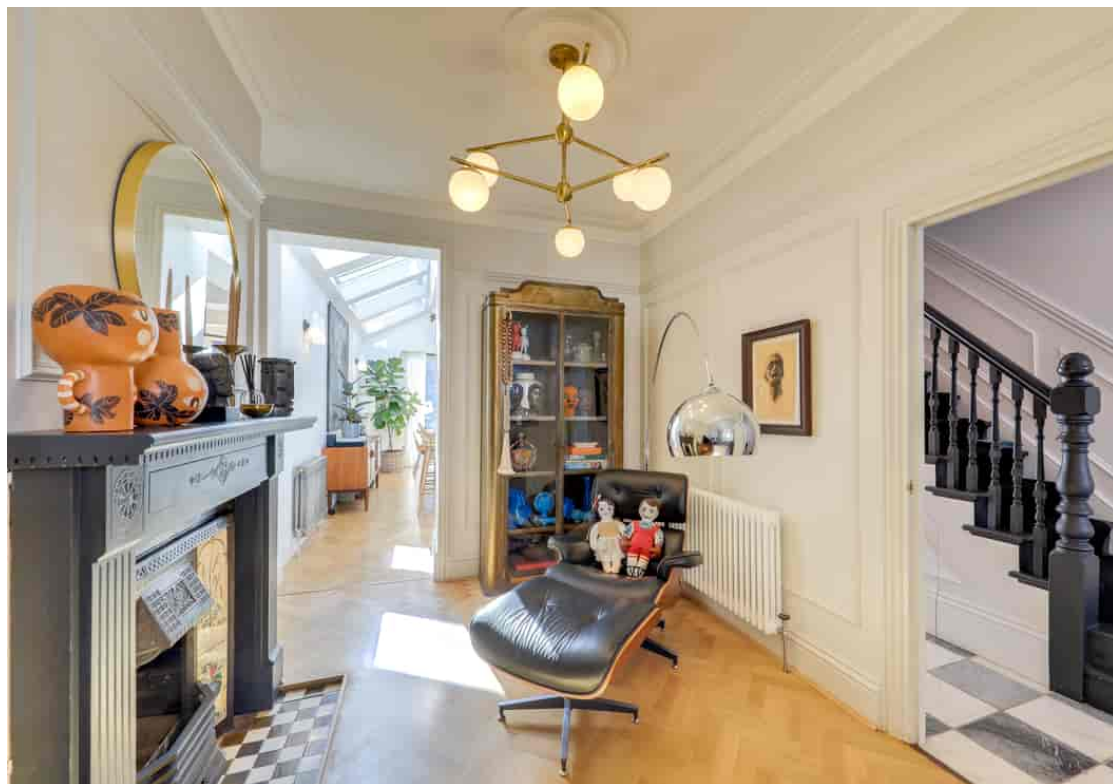




Total Area: 149.5 m<sup>2</sup> ... 1609 ft<sup>2</sup> (excluding garden)

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.













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