

# Stanfords

— sales & lettings —



**Guide Price £775,000**

4 bedroom

Lehurst Road

Hither Green

SE13 5HX

## Read all about it...

Welcome to this beautiful 4 Bedroom house on Leahurst Road, where modern living meets period charm. This beautifully presented home boasts a bright, spacious, and crisp aesthetic; split across 3 levels, this property boasts an extensive entertaining space as well as 4 respectable bedrooms.

On the ground floor you will enter onto a spacious entry hall, leading through to a cosy lounge featuring a beautiful fireplace and a large bay window to the front. Further into the property there is a large dining room and a functional kitchen, leading out into an 80 foot garden, which backs onto the River Quaggy and Manor Park.

Going onto the first floor you will discover one large main bedroom with built in storage and one secondary bedroom with a window to the rear of the property. On this floor you will also find a modern fitted bathroom as well as access to the second floor, where there are two further spacious bedrooms and an abundance of extra storage space.

Situated on a highly sought-after residential road, just a short stroll from Hither Green Station, this property resides in a family-friendly area within the catchment of several Ofsted-rated "Outstanding" schools. Don't miss this unique opportunity to own a beautiful period property with a beautiful added loft. Contact us now to schedule your viewing!



**4 BEDROOM HOUSE**  
**0.3 MI FROM HITHER GREEN**  
**STATION**  
**80 FOOT GARDEN WITH RIVER**  
**VIEW**

**DESIRABLE LOCATION**  
**PERIOD PROPERTY**

**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

### Hall

Wooden Flooring, Ceiling Lighting

### Lounge

4.20m x 3.34m (13' 9" x 10' 11")

Hardwood Flooring, Bay Window, Fireplace Feature, Radiator, Pendant Lighting

### Dining Room

4.39m x 3.06m (14' 5" x 10' 0")

Hardwood Flooring, Sash Window, Radiator, Ornamental Fireplace, Built-In Shelving, Pendant Lighting

### Kitchen

3.45m x 2.14m (11' 4" x 7' 0")

Matching wall and Base Units, Pendant Lighting, Casement Windows, Double Basin Sink with Mixer Tap, Plumbing for Dishwasher and Washing Machine, Tiled Wall & Flooring, Extractor Hood with Light

## FIRST FLOOR

### Bathroom

3.50m x 2.14m (11' 6" x 7' 0")

Single Tap Hand Wash Basin, Tiled Walls & Flooring, Walk in Shower, Bath Tub & W/C, Wall Mounted Lighting

### Bedroom

3.04m x 2.69m (10' 0" x 8' 10")

Sash Window, Pendant Lighting, Radiator, Fitted Carpet

### Bedroom

4.37m x 3.47m (14' 4" x 11' 5")

Sash Window, Pendant Lighting, Radiator, Fitted Carpet

## SECOND FLOOR

### Bedroom

3.33m x 3.30m (10' 11" x 10' 10")

Double Glazed Skylight Window, Flush Ceiling Lighting, Fitted Carpet

### Bedroom

3.31m x 2.69m (10' 10" x 8' 10")

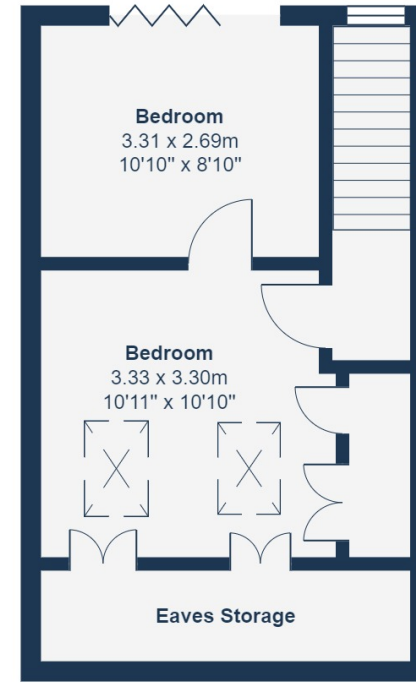
Double Glazed Casement Window, Flush Ceiling Lighting, Radiator, Fitted Carpet, Bi-fold Doors Overlooking Park



**Ground Floor**



**First Floor**



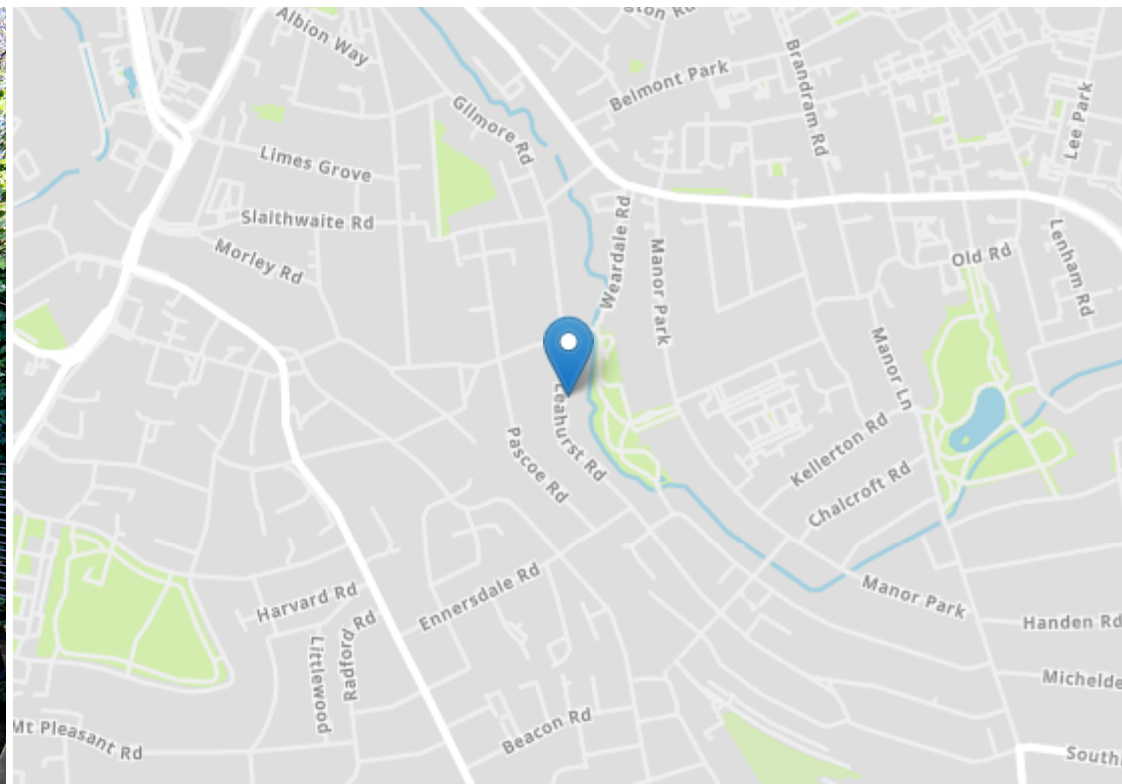
**Second Floor**

Total Area: 110.1 m<sup>2</sup> ... 1185 ft<sup>2</sup> (excluding eaves storage)

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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