



LEAHURST ROAD, HITHER GREEN, SE13 5NN
£685,000 FREEHOLD

A GOOD SIZED TWO DOUBLE BEDROOM, TWO RECEPTION ROOM, VICTORIAN HOUSE WITH PERIOD FEATURES AND A SOUTH FACING GARDEN. FOUND IN THIS POPULAR LOCATION CLOSE TO MANOR HOUSE GARDENS AND HITHER GREEN STATION, THE PROPERTY IS SOLD CHAIN FREE.

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See things differently



DESCRIPTION:

The accommodation comprises; front and a rear reception rooms with a large and separate kitchen. Upstairs is a very large 14'2 x 13'4 master bedroom with bay window, a second double bedroom and very large family bathroom. To the rear is a delightful 35ft south facing garden with lawn, patio, flower beds and shed. Features include high ceilings, wood flooring, double glazed windows and gas fired central heating.

This is a wonderful home and is sold chain free. Your immediate viewing is essential.

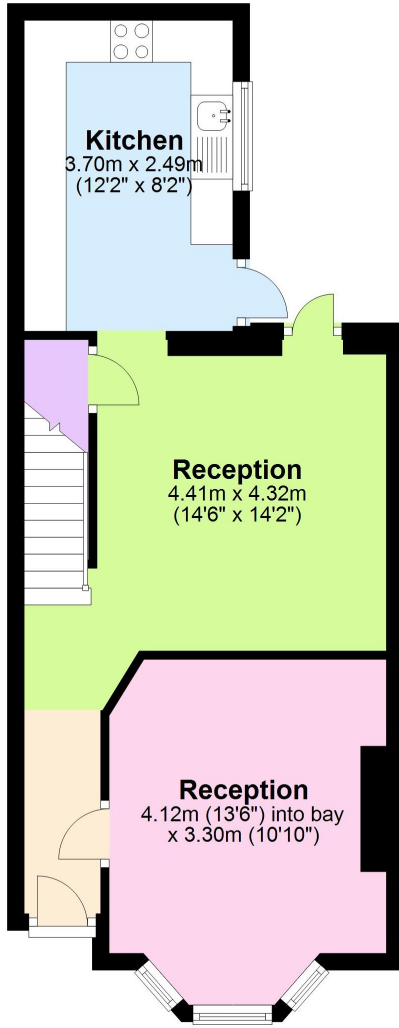
Leahurst Road is located very close to Manor house gardens with children's play park, a pond and a farmers market every Saturday. Just 200 metres away is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station giving access into Central London and London Bridge only 11 minutes away. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe Green Primary School. Blackheath Village with its array of boutiques, bars and restaurants is also close by.





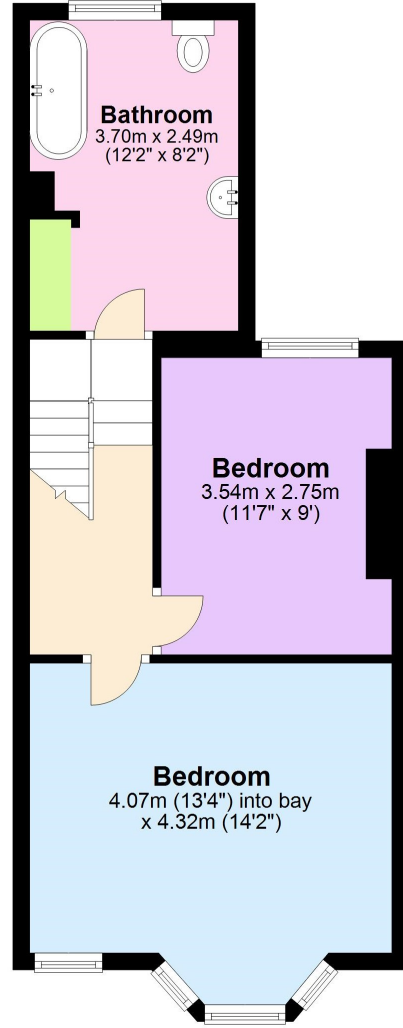
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	83
EU Directive 2002/91/EC			

