



Courthill Road, Lewisham, London, SE13

£685,000 *Freehold*

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A rare double-fronted period home spanning approximately 1,248 sq ft / 115.9 sq m, offering three genuine large double bedrooms, three reception rooms and a low-maintenance courtyard style garden, set on this convenient residential road in SE13.

KEY FEATURES

- rare double-fronted period home
- extending to 1,248 sq ft / 115.9 sq m
- three genuine large double bedrooms
- low-maintenance courtyard style garden
- characterful and unusually wide layout with strong sense of space
- convenient SE13 location close to Hither Green and Lewisham stations



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This is an attractive and unusually wide house with a really balanced layout, giving it a sense of space that is hard to find at this price point. To the front are two generous reception rooms, both excellent everyday living spaces with plenty of versatility for families, entertaining or working from home. To the rear is a dining room, sitting alongside the kitchen and creating a practical arrangement for modern day living. A ground floor bathroom completes this level.

Upstairs, the house continues to impress with three proper double bedrooms, all of excellent proportions, which is a particularly rare feature for period homes in this location. The overall footprint makes the house feel far larger than many comparable properties locally, while the double-fronted design gives it real character and presence.

Outside, the garden has been designed with ease of maintenance in mind and is laid out in a courtyard style, making it ideal for buyers looking for useful outside space without the upkeep of a larger garden.

Overall, this is a charming and increasingly hard to find period home, ideal for buyers seeking generous room sizes, flexible living space and a characterful house with genuine long-term appeal.

Courthill Road is very well placed for day-to-day convenience and commuting alike, with Hither Green Station close by, offering fast and regular services into Central London, including London Bridge in as little as around 9 minutes. Lewisham Station is also within easy reach, providing further mainline connections including London Bridge and Charing Cross, together with DLR services towards Canary Wharf and Bank.

The property is well located for the amenities of Hither Green, Lewisham and the surrounding SE13 area, with a growing choice of cafés, restaurants and everyday shops nearby. Manor House Gardens is also close at hand, offering attractive green open space, while Blackheath Village is easily accessible for its independent boutiques, popular Sunday farmers' market, restaurants and mainline station.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: C
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

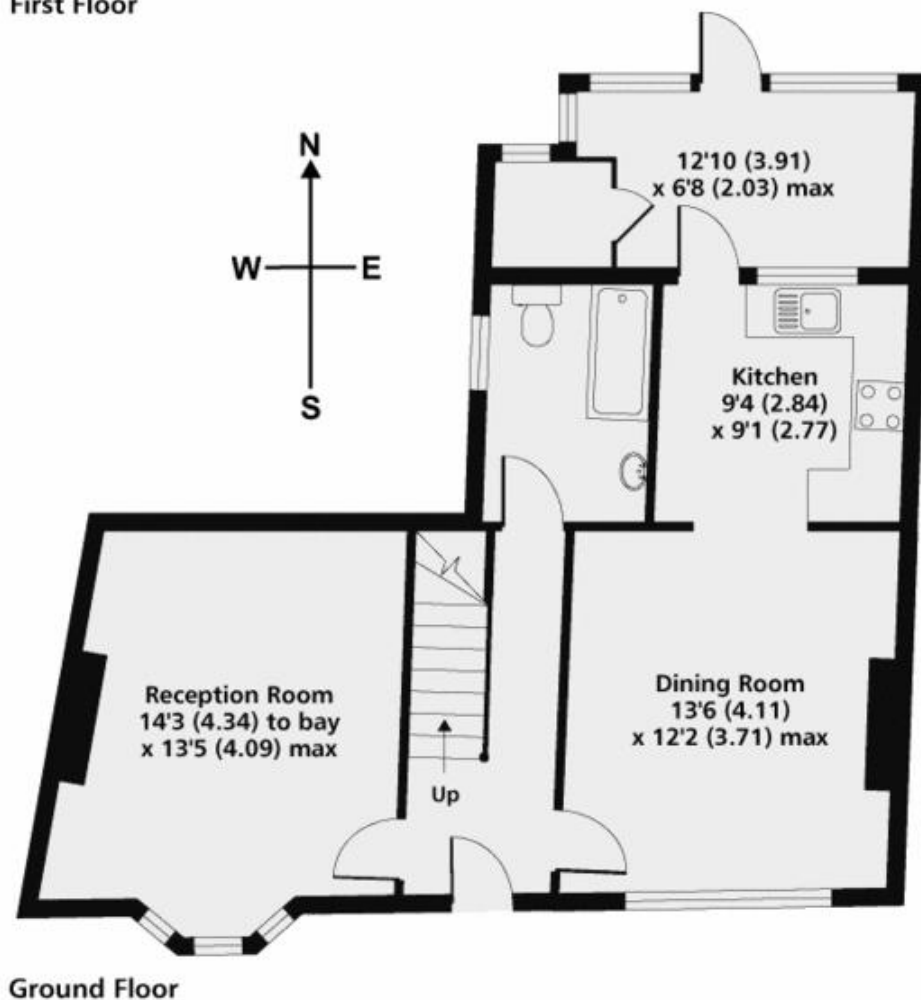
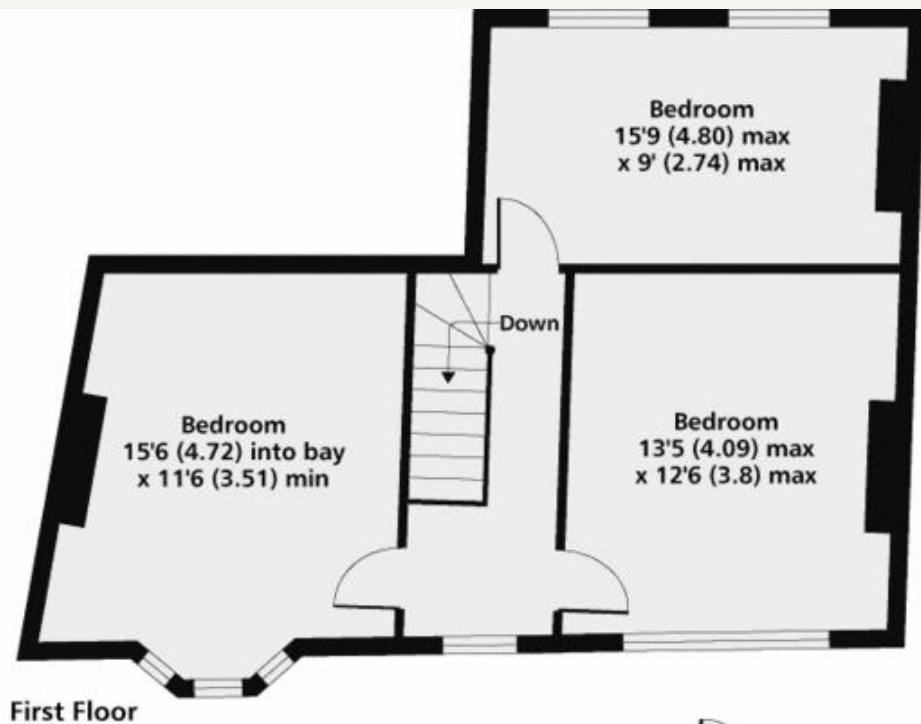
For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Gross Internal Area 1248 sq ft 115.9 sq metres

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