



Leahurst Road, Hither Green, London, SE13

£750,000 *Freehold*

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An attractive and comprehensively renovated two-bedroom period house, offering approximately 1,108 sq ft of accommodation including the outbuilding, together with a private rear garden and a highly convenient position close to Hither Green, Lewisham and Blackheath.

KEY FEATURES

- attractive period house
- approximately 1,108 sq ft including outbuilding
- extensively renovated throughout
- stylish extended modern kitchen
- landscaped rear garden with useful outbuilding
- excellent location for Hither Green, Lewisham & Blackheath



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

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The property has undergone an extensive programme of improvement, including a full interior renovation, a new roof, new windows and doors throughout and the installation of an energy-efficient heat pump. The house has also been internally insulated throughout with approximately 100mm insulation, further enhancing its thermal efficiency and creating a comfortable and energy-conscious modern home while retaining attractive period character.

The ground floor offers an excellent amount of flexible living space. To the front is a generous bay-fronted reception room with a handsome period fireplace, wooden flooring and fitted cabinetry. A second reception room is currently arranged as a home office, while a separate dining room provides ample space for entertaining.

To the rear is a stylish extended kitchen, fitted with contemporary cabinetry, integrated appliances and generous work surfaces, with a roof light bringing additional natural light into the room.

Upstairs are two well-proportioned bedrooms, including a spacious principal bedroom spanning the width of the house, together with a modern family bathroom featuring both a bath and separate shower enclosure.

Outside, the well-arranged rear garden incorporates a lawn and paved seating areas, enclosed by attractive brick walls and fencing, with gated access. At the far end is a particularly useful detached outbuilding, which has been professionally wired with power and lighting and is also insulated, making it ideally suited for use as a home office, studio, gym or additional storage space.

Transportation is excellent, with Hither Green station providing regular services into London Bridge in approximately 11 minutes. Lewisham station is also within easy reach, offering mainline and DLR connections to Canary Wharf, the City and central London.

Blackheath Village is approximately 0.75 miles away, providing an excellent selection of restaurants, cafés, independent shops, a farmers' market and a mainline station. Manor House Gardens, Greenwich Park, Ladywell and Greenwich town centre are also nearby, while Hither Green offers a great selection of popular independent cafés, restaurants and local businesses.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC rating: To be confirmed

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



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



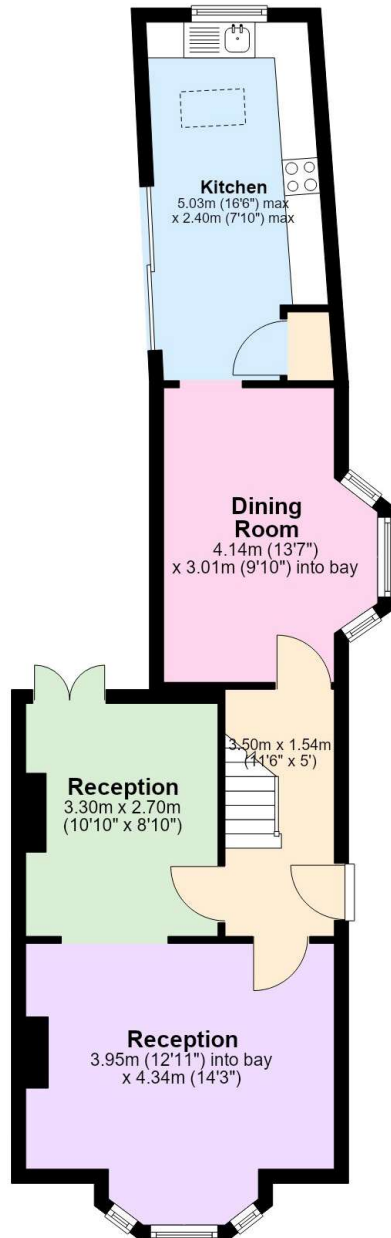
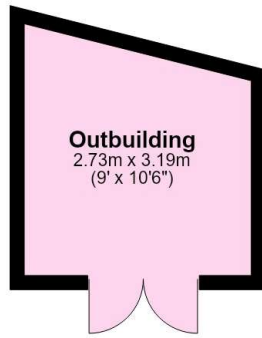
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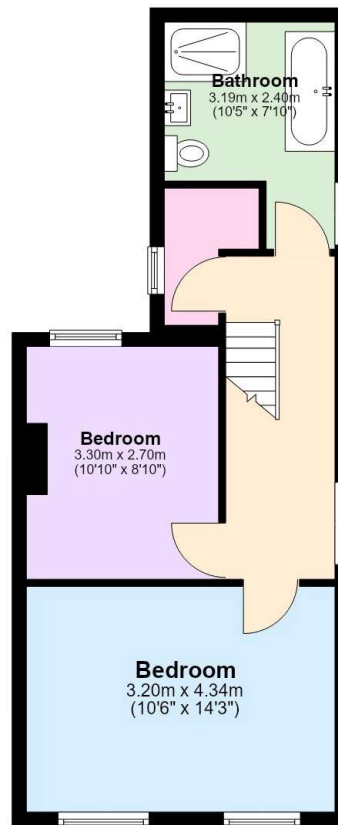
Ground Floor

Approx. 63.3 sq. metres (681.9 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)

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