



ENNERSDALE ROAD, HITHER GREEN, SE13 6JE  
**£675,000 FREEHOLD**

**A SUPERB AND VERY LARGE TWO DOUBLE BEDROOM  
 VICTORIAN HOUSE IN VERY GOOD DECORATIVE ORDER SET IN  
 THIS POPULAR LOCATION CLOSE TO OFSTED OUTSTANDING  
 PRIMARY SCHOOLS, MANOR HOUSE GARDENS AND HITHER  
 GREEN STATION**

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#### DESCRIPTION:

A superb and very large two double bedroom Victorian house in very good decorative order set in this popular location close to Ofsted Outstanding primary schools, Manor House Gardens and Hither Green Station.

Features include; high ceilings, wood flooring, period features, double glazed windows and gas fired central heating.

The accommodation comprises; entrance hall, a large through reception room (originally two receptions) with bay window to the front and period fireplace and a good size modern kitchen with a range style Smeg oven. Upstairs is a huge master bedroom to the front (in our opinion this room could comfortably be split into two if desired), a second double bedroom and a very large family bathroom with his and hers wash basins, freestanding bath with chrome feet and a separate shower. The property also boasts a large loft which offers potential for a loft conversion (STPP). To the rear is a larger than usual 65ft west facing garden with terrace, artificial lawn and flower beds.

This is a wonderful home and your immediate viewing is essential. There is no chain. Video tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is located very close to both Manor House Gardens and Manor Park. Just 300 yards away are delightful local shops, Sainsbury's local and Hither Green Station with London Bridge only 11 minutes away. The house is very close to three Ofsted Outstanding rated primary schools and is just a few minutes' drive to Blackheath Village with its array of boutiques, bars and restaurants.

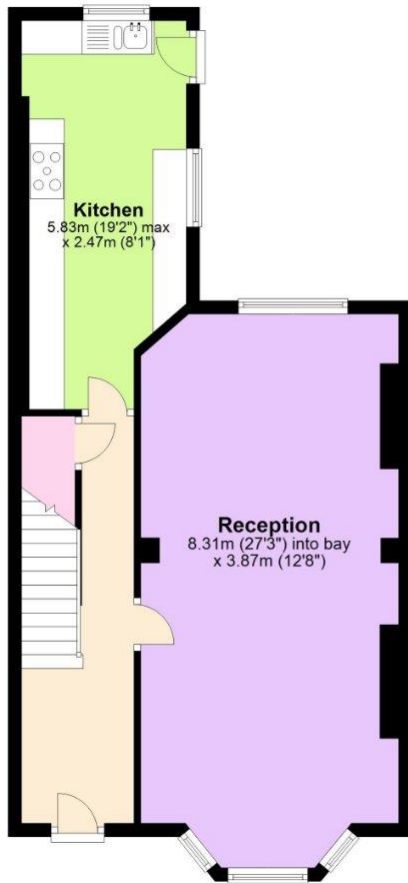






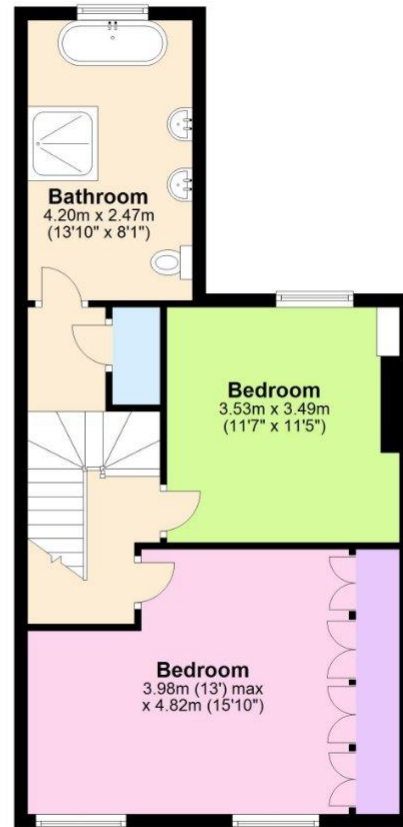
### Ground Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



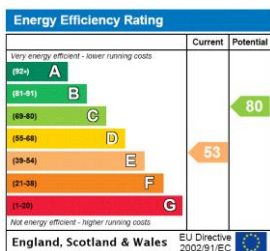
### First Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 108.6 sq. metres (1169.1 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.



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