



Longhurst Road, Hither Green, London, SE13

OFFERS IN EXCESS OF £975,000 *Freehold*

5  2  2 

A stunning and vastly improved, five bedroom, two bathroom, Victorian house spanning over 1,500 sq. ft, set in this outstanding location close to Manor House Gardens and Hither Green Station.

KEY FEATURES

- five bedrooms
- two bathrooms
- 1,503 sq. ft
- extended
- garden
- stunning condition
- close to Hither Green station
- moments from Manor House Gardens



Blackheath

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Having been thoroughly renovated by the current owners the property is in excellent condition throughout and briefly comprises; a large (25' 4x11') through reception room, to the rear is the stunning kitchen extension complete with island and versatile additional reception or dining space. Bi-fold doors lead you onto the landscaped rear garden with paved seating area, lawn, and planted flower beds. There is also a handy downstairs cloakroom.

The first floor consists of three generously sized bedrooms, the largest measuring 14' 7x14' 4 in addition to the main family bathroom and spacious storage cupboards. The loft has also been converted allowing two further bedrooms including the master suite which is complete with en-suite bathroom, built in wardrobes and eaves storage.

This is a wonderful period home which has been tastefully renovated and your earliest viewing is highly recommended.



The property is located very close to the hugely popular 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 including the Ofsted "Outstanding" Brindishe Manor Primary School, Colfes is just a 10 minutes' walk and there are school bus pickups on Handen Road for both Eltham College and Farringtons. Blackheath Village with its array of boutiques, bars and restaurants is also close by.

Local Authority: Lewisham

Tax Band: C

N.B. These details have been provided by the vendor. Any interested party should have these checked by a solicitor as part of the purchase process.



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:

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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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



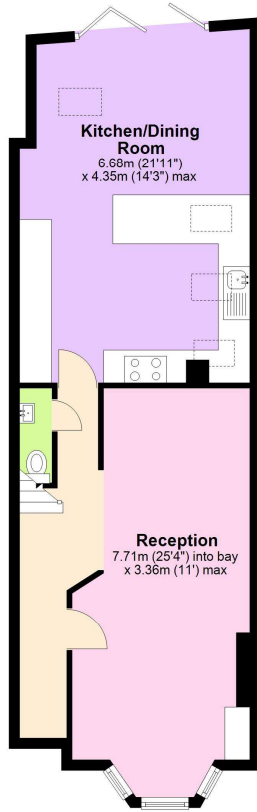
<https://www.winkworth.co.uk/sale/property/BLA260025>

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.



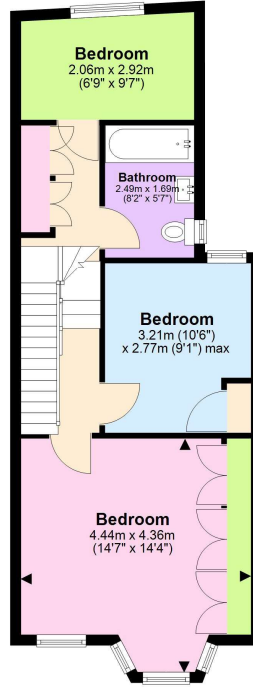
Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



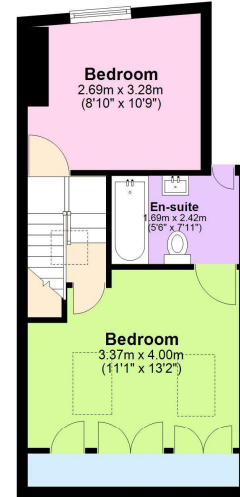
First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 139.7 sq. metres (1503.6 sq. feet)

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