



KELLERTON ROAD, HITHER GREEN, LONDON, SE13 5RB
£1,100,000 FREEHOLD

IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO MANOR HOUSE GARDENS, MANOR PARK AND HITHER GREEN STATION, IS THIS SUPERB FOUR/FIVE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, EDWARDIAN HOUSE WITH A LARGE GARDEN AND SOLD CHAIN FREE.

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DESCRIPTION:

The property is in good decorative order with features including; high ceilings, period fireplaces, cornicing, built in storage, wood flooring, sash windows, partial double glazed windows and gas fired central heating.

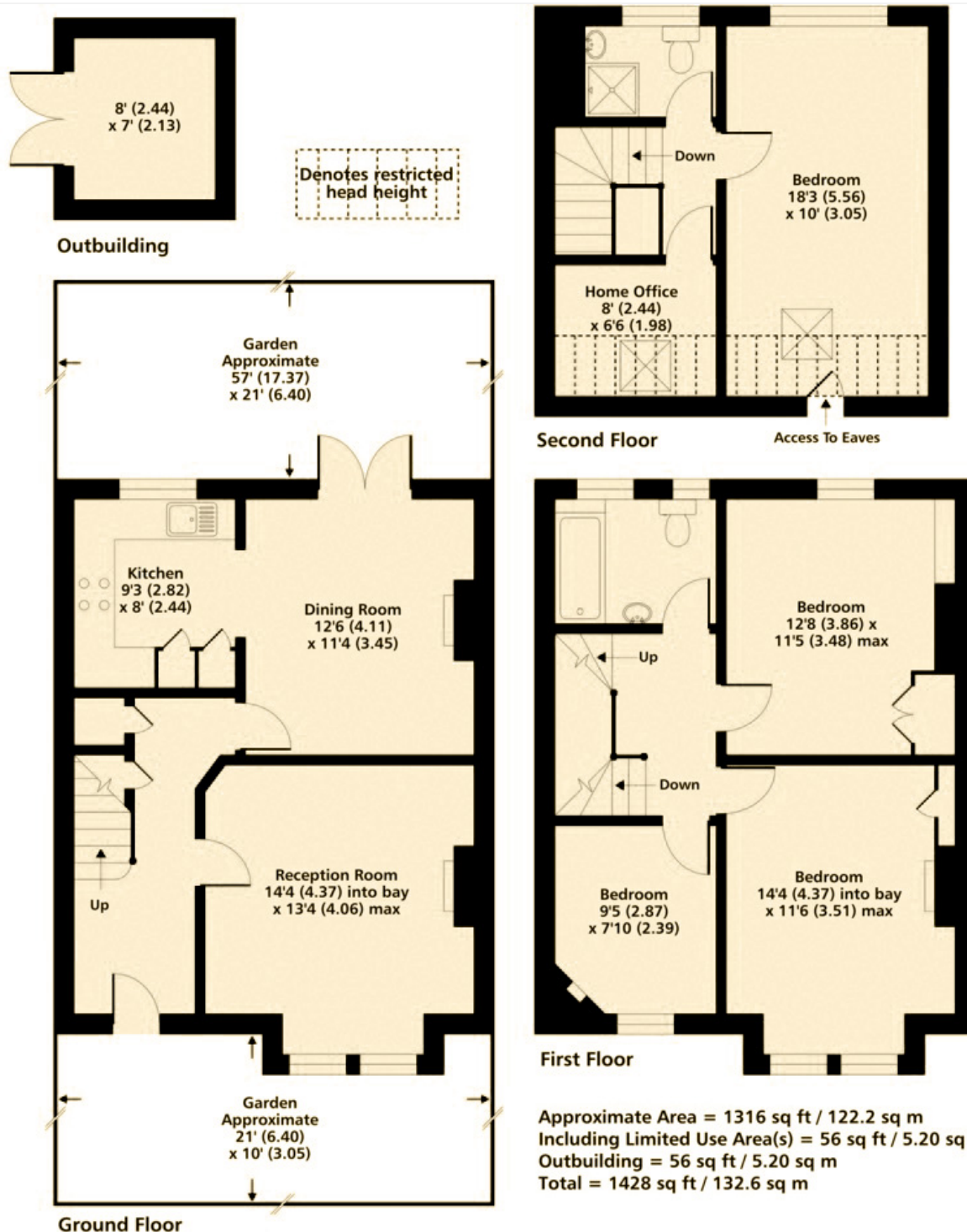
The accommodation briefly comprises; an entrance hall with under stairs storage, large front reception room with built in alcove storage, and a dining room to the rear leading to an attractive modern kitchen. The first floor has three bedrooms, two of which are large doubles, both with built in wardrobes, and a modern family bathroom. Finally, the top floor provides a large double bedroom, modern shower room and a study which could serve as a cot room. To the rear of the property is a lovely 57ft garden with extensive lawn, large patio, mature shrubs and a shed.

This is a wonderful family home, and your immediate viewing is essential. There is no chain. Video tour can be seen at winkworth.co.uk.

Kellerton Road is a highly sought after address and located very close to Manor house gardens, Lee, Hither Green and Lewisham stations and just a short walk into Blackheath Village and Station. Travel times to London Bridge are 11 minutes from Hither Green and there is access to Canary Wharf, via DLR, London Canon Street, Charing Cross, Waterloo East and Victoria. Local shops and amenities including Sainsbury's and Marks and Spencer's food, are within a very short walk. There are several Ofsted outstanding primary schools close by.







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			
A (92-100)			83
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		56	
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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