



Leahurst Road, Hither Green, London, SE13

GUIDE PRICE £600,000-£625,000 *Freehold*

A spacious three/four bedroom versatile Victorian mid-terrace home on one of Hither Green's most sought-after roads, sold chain free.

3  2  1 

KEY FEATURES

- three/ four bedrooms
- two reception rooms
- chain free
- double fronted
- 1,039 sq ft
- close to Hither Green station
- moments from Manor House Gardens



Blackheath

0208 8520999 | blackheath@winkworth.co.uk



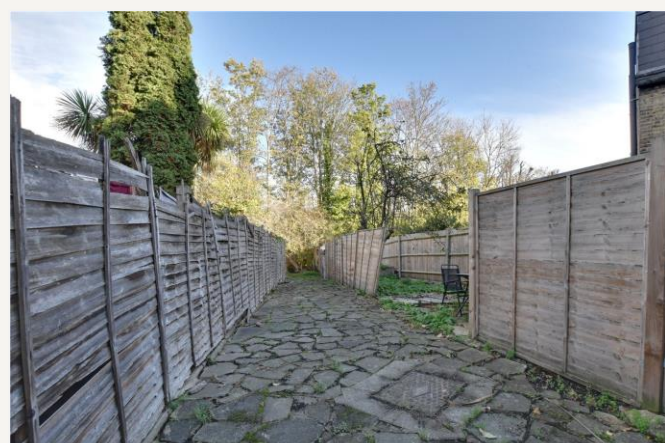
Spanning 1,039 sq. ft the property briefly comprises; two reception room on the ground floor, the largest measuring 15'x13'7" in addition to a third reception room or fourth bedroom. To the rear is the kitchen and there is also access onto the private garden. Upstairs offers three generously sized bedrooms, the largest measuring 12'9"x9'8" in addition to the family bathroom.

This is a wonderful home with huge potential, your earliest viewing is essential.

Leahurst Road is located very close to 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 (Saporo 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 Green Primary School. Blackheath Village with its array of boutiques, bars and restaurants is also close by.

Local Authority: Lewisham
Tax Band: tbc

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:
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
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		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

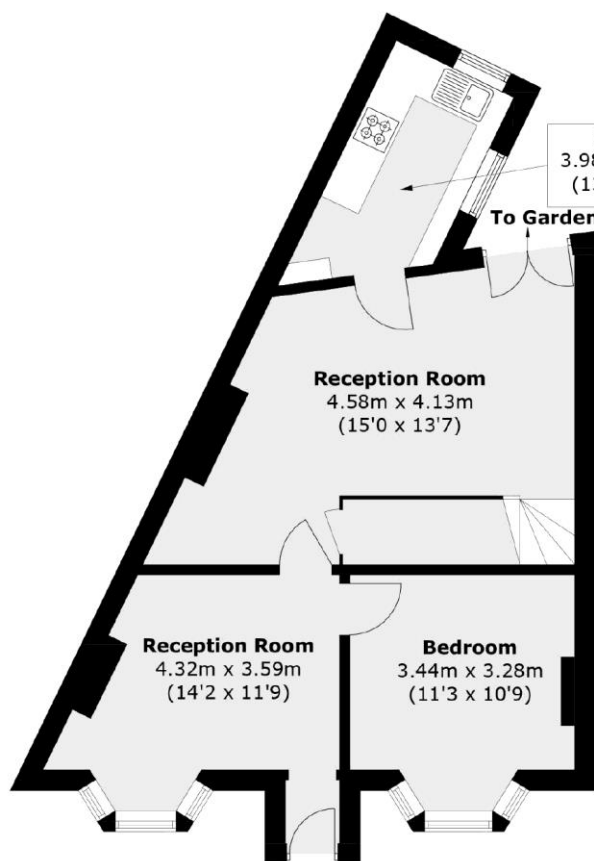
For more information, scan the QR code or visit the link below



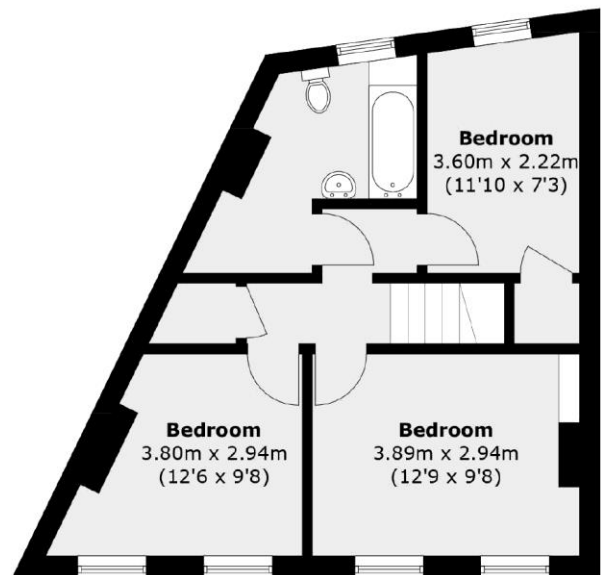
<https://www.winkworth.co.uk/sale/property/BLA250519>

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



First Floor

Total area (approx.): 96.6 sq. m (1,039.8 sq. ft)

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