



FERNBROOK ROAD, HITHER GREEN, LONDON, SE13 5NF
GUIDE PRICE £650,000-£675,000 FREEHOLD

**A GOOD SIZED THREE BEDROOM, TWO RECEPTION ROOM
VICTORIAN HOUSE WITH PLENTY OF SCOPE TO ENHANCE,
IN THIS POPULAR LOCATION CLOSE TO MANOR HOUSE
GARDENS AND HITHER GREEN STATION.**

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DESCRIPTION:

The accommodation comprises two reception rooms which form a large through reception room and a good size kitchen. Upstairs are two well-proportioned double bedrooms, both with built in wardrobes, a single bedroom and bathroom. To the rear of the house is a small private garden with patio, deck and shed. The property has been recently tenanted and is in average decorative order although does boast, double glazed windows, plantation shutters, high ceilings and gas fired central heating.

This is a great period home with fantastic potential and is sold chain free. Your immediate viewing is essential.

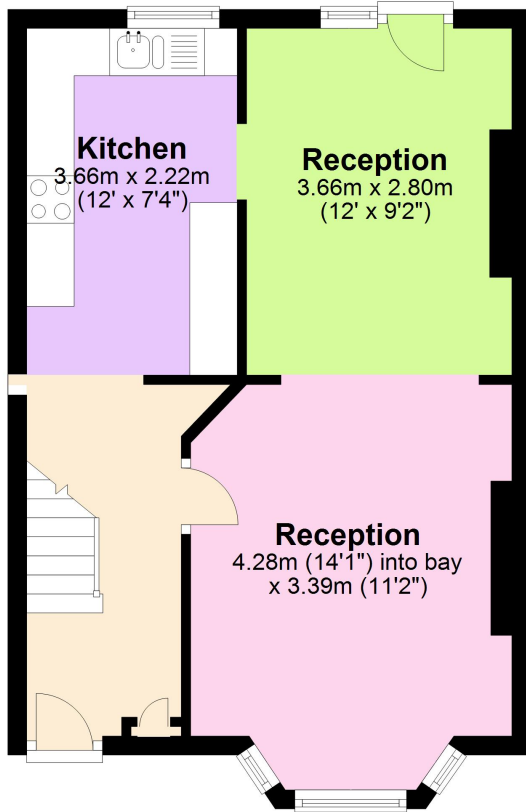
Fernbrook Road is located very close to Manor house gardens with children's play park, a pond and a farmers market every Saturday. Just 250 metres away is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found 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 included the Ofsted "Outstanding" Brindishe Green Primary School. Blackheath Village with its array of boutiques, bars and restaurants is also close by.





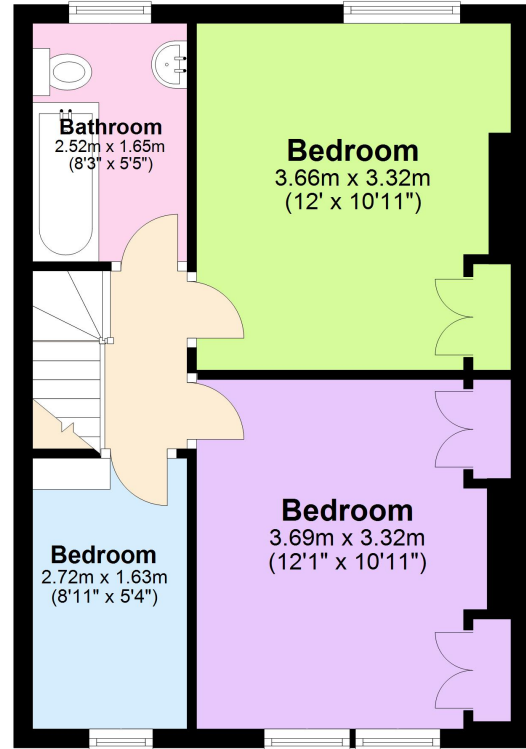
Ground Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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