



Longhurst Road, Hither Green, London, SE13

Guide Price £900,000-£975,000 *Freehold*



An impressive and beautifully presented four bedroom mid-terrace family home spanning approximately 1,328.2 sq.ft (123.4 sq.m) with a larger than usual garden and ideally positioned moments from Hither Green Station and the open green spaces of Manor House Gardens. Sold chain free.

KEY FEATURES

- sold chain free
- approx. 1,328.2 sq.ft (123.4 sq.m)
- beautifully presented throughout
- master bedroom with dressing room/study
- larger-than-usual garden
- moments from Hither Green Station and local shops



Blackheath

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The ground floor offers a really practical, family-friendly layout, with two reception spaces that give you the flexibility for a separate sitting room and a dedicated dining/family room. To the rear, the kitchen provides excellent storage and worktop space and connects naturally to the garden, making it a great set-up for day-to-day living as well as entertaining.

Upstairs, the first floor is arranged around a central landing with three well-proportioned bedrooms ideal for growing families or those needing a nursery, guest room or home office space and served by a beautiful family bathroom with feature roll top bath.

The top floor has been converted to create a fantastic master suite, with a separate dressing room, which would also serve as a study, built in wardrobes, a stylish ensuite bathroom and useful eaves storage.

Outside, the private rear garden is a lovely extension of the living space, ideal for summer dining, children's play or simply relaxing, with a balance of patio and lawn and plenty of room for planting as well as backing onto the River Quaggy.



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 100 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.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: tbc

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

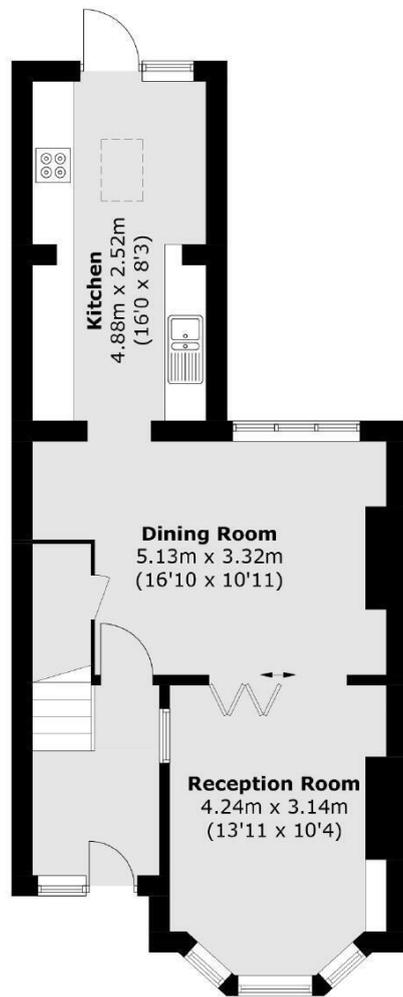
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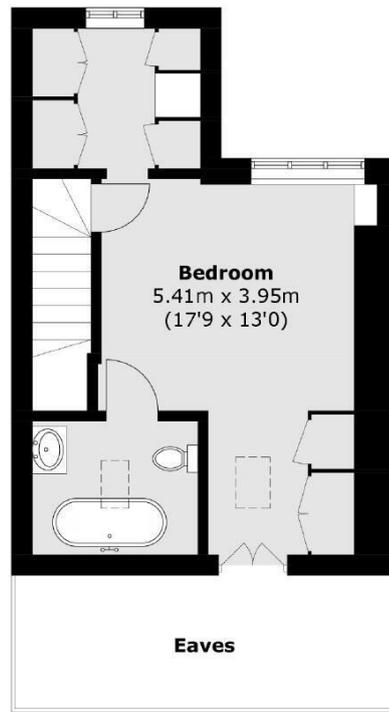
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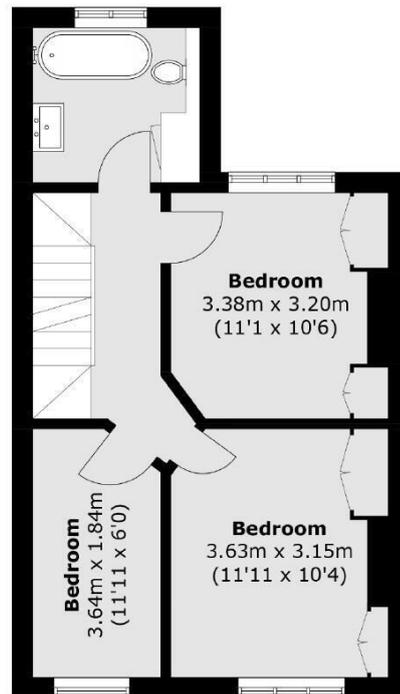




Ground Floor



Second Floor



First Floor

Total area (approx.): 123.4 sq. m (1,328.2 sq. ft)
(Excluding Eaves)

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