



HITHER FARM ROAD, BLACKHEATH, LONDON, SE3 9QU
£435,000 FREEHOLD

A MUCH SOUGHT AFTER TWO BEDROOM TWO BATHROOM MODERN HOUSE WITH A SOUTH WEST FACING GARDEN AND OFF STREET PARKING SET WITHIN THIS POPULAR MODERN DEVELOPMENT VERY CLOSE TO THE STATION AND SOLD CHAIN FREE.

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DESCRIPTION:

The accommodation comprises a good size kitchen diner with large storage cupboard and a spacious living room. Upstairs, the master bedroom has an ensuite shower room, there is a second bedroom and a family bathroom. To the rear is a southwest facing garden with patio, lawn and shed. The property has been let out in recent years and although in fair decorative order does offer plenty of scope to enhance. Features include double glazed windows, wood flooring, and gas fired central heating.

Your immediate viewing is essential and there is no chain. Video tour can be seen at Winkworth.co.uk

Hither Farm Road is a popular small modern housing development comprising of two and three bedroom houses. It is conveniently located just 290 metres from Kidbrooke Mainline station, (which is about to be rebuilt) and is just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. The property is located just 270 metres from the new and prestigious Kidbrooke Village, is 816 metres to Sutcliffe Park and 0.96 miles to Blackheath Village (one stop on train) with its array of boutique shops, bars and restaurants.

AT A GLANCE

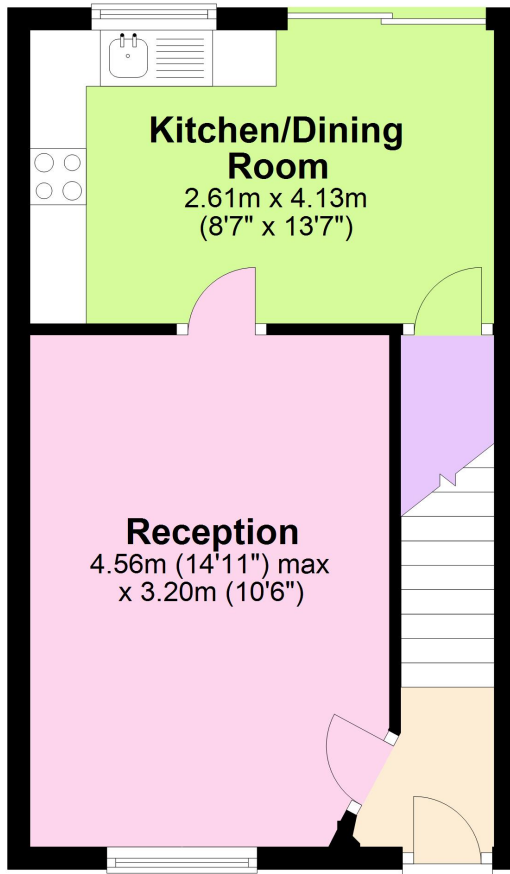
- modern house
- two bedrooms
- two bathrooms
- lovely garden
- off street parking
- sought after development
- close to Station
- chain free





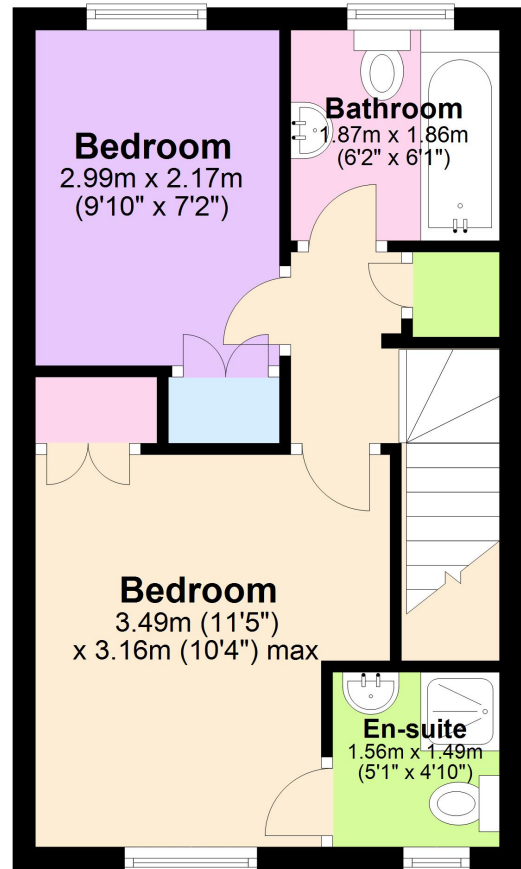
Ground Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 60.0 sq. metres (645.9 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	89
EU Directive 2002/91/EC			

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