



WOLFRAM CLOSE, HITHER GREEN, LONDON, SE13 5QR
GUIDE PRICE £550,000-£575,000 FREEHOLD

**A FANTASTIC, SPACIOUS AND RECENTLY REFURBISHED
 TWO DOUBLE BED MODERN HOUSE WITH A GOOD SIZE
 PAVED GARDEN WITHIN WALKING DISTANCE OF
 MANOR HOUSE GARDENS AND HITHER GREEN STATION.**

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DESCRIPTION:

The property was fully renovated 12 months ago and is in excellent decorative order throughout. Features include, all new electrics, gas fired central heating with feature radiators and a new boiler, wood flooring and double glazed windows.

The accommodation comprises; an entrance porch leading to a huge 23'5 open kitchen/dining room/family room offering generous open-plan living with a beautiful luxury white kitchen, island, integrated appliances and bi-folding doors to the garden. The first floor offers a very large master bedroom with extensive built in wardrobes, a second double bedroom and a beautiful modern bathroom. Outside via the bi-folding doors from the kitchen/diner, there is a lovely paved garden.

This is an impressive home and viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

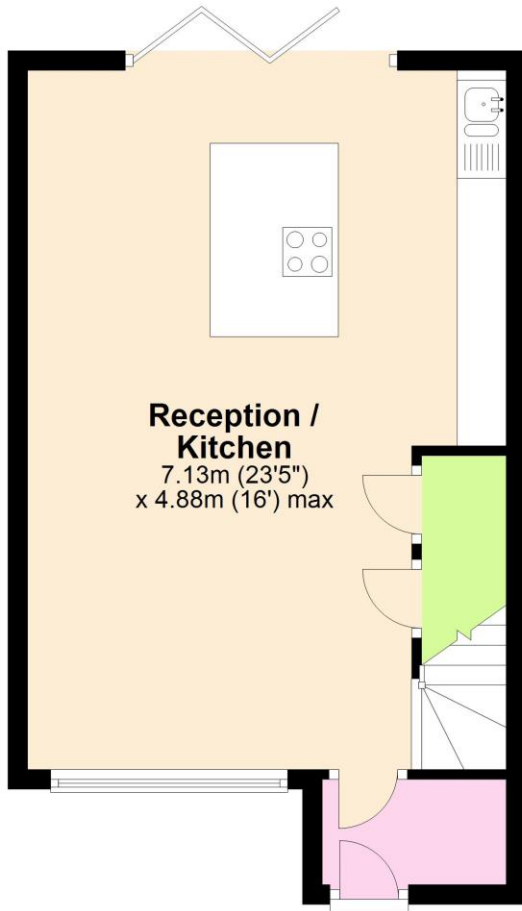
Wolfram Close is a small cul-de-sac in a fantastic location very close to Manor House Gardens. Hither Green Station is a six-minute walk through Manor Park, an entrance to which is at the end of the street. Adjacent shops include a Sainsbury's Local, acclaimed florist and café You Don't Bring Me Flowers, Italian restaurant and pizzeria Sapore Vero, craft beer and chocolate shop Park Fever and gastropub The Station Hotel. Travel time to London Bridge is 11 minutes from Hither Green Station, which also services Charing Cross, London Cannon Street, Waterloo East and Victoria. Lewisham Station (DLR) is a 17-minute walk, while Blackheath is a 25-minute walk. There are several Ofsted outstanding primary schools close by.





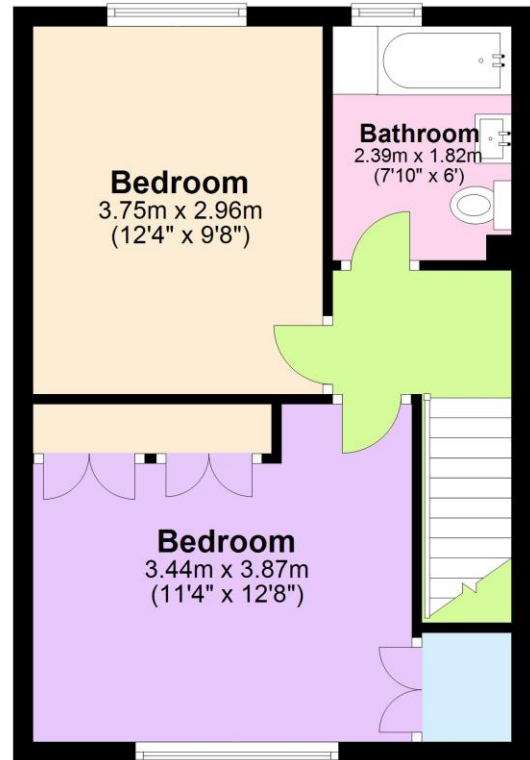
Ground Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



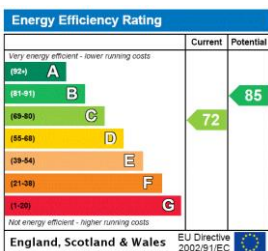
First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 72.6 sq. metres (781.4 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.



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