



PASCOE ROAD, HITHER GREEN, LONDON, SE13 5JE
GUIDE PRICE £585,000-£625,000 FREEHOLD

**A BEAUTIFULLY PRESENTED AND SPACIOUS TWO DOUBLE
 BEDROOM, TWO RECEPTION ROOM VICTORIAN TERRACE
 HOUSE LOCATED MOMENTS FROM HITHER GREEN
 STATION AND SOLD CHAIN FREE.**

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DESCRIPTION:

This delightful home offers well-balanced accommodation across two floors, with high ceilings, generous room proportions and an abundance of natural light.

The ground floor features a spacious bay-fronted reception room to the front with fireplace, a separate dining room with access to the garden and leading to a kitchen and ground floor bathroom. Upstairs, you'll find two large double bedrooms, each stretching the full width of the property, offering excellent space for a couple or young family. Outside, the low-maintenance south facing courtyard garden provides a private spot for relaxing or entertaining.

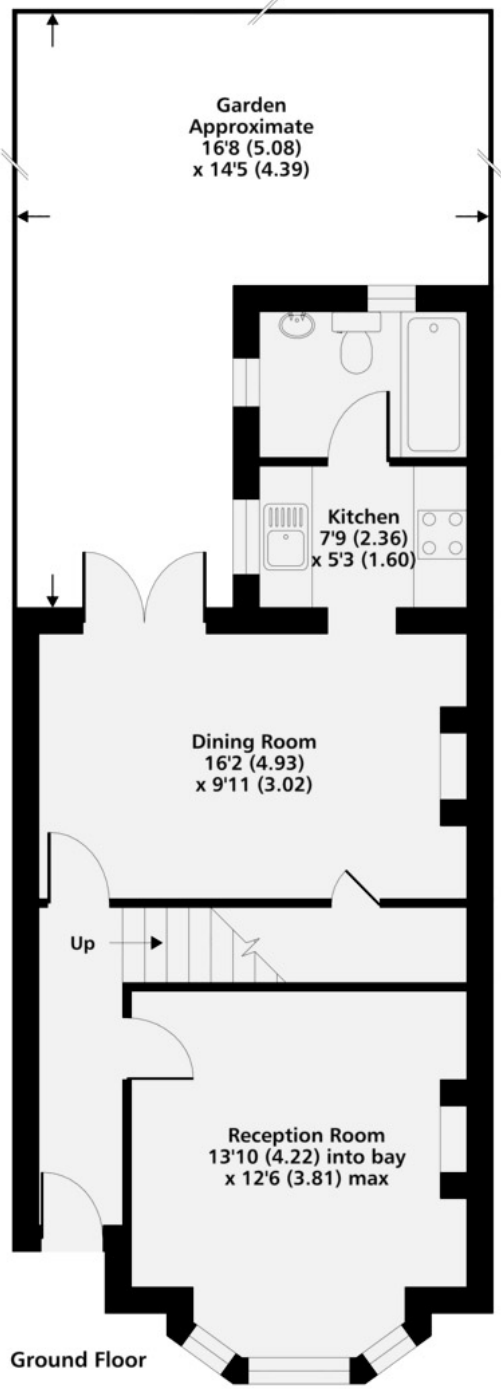
Further benefits include double glazed windows and sash windows, (some of which are brand new), wood flooring, period fireplaces, cornicing, a mix of original and brand new wood internal doors, a large loft space offering potential to extend (STPP), and the property has just undergone some external redecorations and upgrades.

This is a fantastic opportunity to acquire a characterful home in a desirable location and perfect to put your own stamp on. Early viewing is highly recommended and there is no chain.

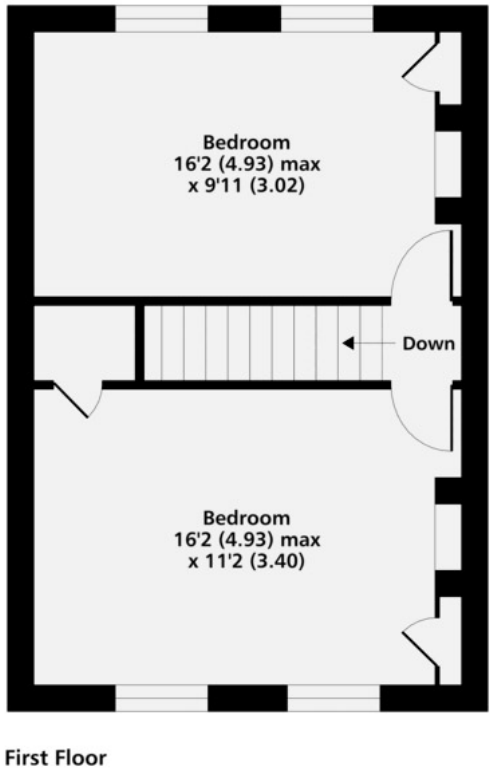
Pascoe Road is located very close to both Manor Park and Manor house gardens with children's play park, a pond and a farmers market every Saturday. Just 250 metres away is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), a little coffee shop/flowerist (You don't bring me flowers), gastropub The Station Hotel and of course Hither Green Station giving access into Central London and London Bridge only 11 minutes away. Lewisham station and DLR are also within 0.6 miles. There are several popular primary schools close by including the Ofsted "Outstanding" Brindishe Manor Primary School. Blackheath Village with its array of boutiques, bars and restaurants is within easy reach.







Approximate Area = 902 sq ft / 83.8 sq m
For identification only - Not to scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		