



LEAHURST ROAD, HITHER GREEN, LONDON, SE13 5LW
OIRO £900,000 FREEHOLD

**A STUNNING AND EXTENDED, THREE DOUBLE BEDROOM,
 TWO BATHROOM PERIOD HOME IN THIS SOUGHT AFTER
 LOCATION VERY CLOSE TO HITHER GREEN STATION, MANOR
 HOUSE GARDENS AND OFSTED OUTSTANDING SCHOOLS.**

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DESCRIPTION:

The property has been refurbished in recent years and is in excellent decorative order throughout. Features include: high ceilings, period features, sash windows, wood flooring, period fireplaces, underfloor heating and gas fired central heating.

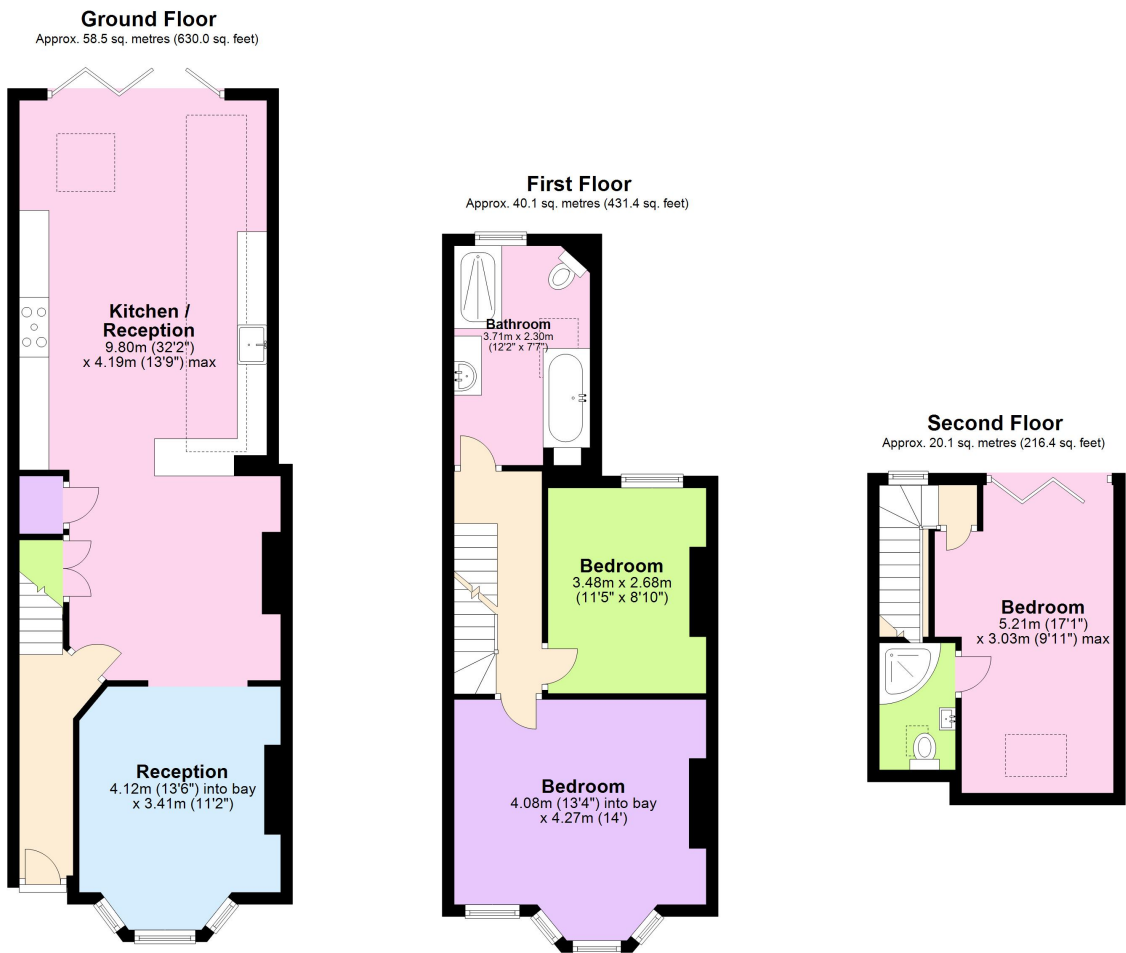
The accommodation comprises; entrance hall with under stairs storage leading to two good sized reception rooms that have been opened up to form a living room with bay window and a superb kitchen/diner/family room to the rear with a wood burner. A full width ground floor extension has been beautifully designed with feature skylights, lighting, exposed brickwork and bi-folding doors to the garden. The attractive modern kitchen includes wooden work tops and integrated appliances including dishwasher, wine cooler and range style oven. Upstairs is a huge double bedroom to the front, a second double bedroom and a stunning luxury family bathroom with separate shower and bath. Finally, the top floor provides a large third double bedroom with eaves storage, Juliette balcony with bi-folding door and a modern ensuite shower room. To the rear is a lovely 25ft garden with two terraces and flower bed borders.

This is an impressive period home and will be very popular. Your immediate viewing is essential.

Leahurst Road is located very close to 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), and Italian restaurant and pizzeria (Saporo 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. Blackheath Village with its array of boutiques, bars and restaurants is close by.







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		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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