

Stanfords  
— sales & lettings —



**Guide Price £875,000 Freehold**  
4 bedroom terraced house

Leahurst Road  
Hither Green



## Read all about it...

An impressive four-bedroom family home, boasting spacious and modern accommodation throughout, located within a minute's walk from the Hither Green Station and in the heart of Hither Green. The property benefits from a quiet village lifestyle, excellent local community, outstanding education, and easy reach to Central London, through frequent trains to London Bridge in just only 14 minutes, which also runs further to London Charing Cross, London Canon Street, London Blackfriars and Victoria.

Arranged over three floors and immaculately presented, the ground floor of this property has been thoughtfully extended, with a double-length reception room featuring a bay window with plantation shutters, leading through to a contemporary kitchen with integrated appliances, flooded with natural light from skylights and Bi-folding doors opening to a beautifully presented rear garden.

Upstairs there are two double bedrooms on the first floor, the master benefiting from bespoke built-in wardrobes, and a stunning four-piece bathroom suite, with a luxurious freestanding bath and walk-in shower. The top floor houses a large double bedroom with an en-suite shower room and an additional bedroom to the rear - utilized as a home office by the current owners.

Located on Leahurst Road, in the heart of Hither Green, this property is ideally situated for good nurseries and schools, including the 'Outstanding' rated Brindishe Manor Primary School, friendly local shops, cafes and pubs and is just moments away from Hither Green Station.

Tenure: Freehold

**FOUR BED FAMILY HOME  
BEAUTIFULLY PRESENTED  
THROUGHOUT  
CATCH FOR 'OUTSTANDING'  
LOCAL SCHOOL**

**LOFT & KITCHEN EXTENDED  
CLOSE TO HITHER GREEN  
STATION  
APPROX 1,261SQFT.**



**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information





## GROUND FLOOR

### Lounge

11' 4" x 10' 8" (3.45m x 3.25m)

Double-glazed bay windows, plantation shutters, ceiling light, built-in alcove cabinet, radiator, Parquet wood flooring.

### Dining Room

11' 5" x 11' 4" (3.48m x 3.45m)

Sash window, ceiling light, Parquet wood flooring.

### Kitchen/Diner

20' 10" x 7' 9" (6.35m x 2.36m)

Double-glazed windows, Bifold doors to garden, ceiling spotlights, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, microwave, gas hob and extractor hood, wood flooring.

## FIRST FLOOR

### Bedroom

14' 2" x 11' 4" (4.32m x 3.45m)

Double-glazed windows, plantation shutters, pendant ceiling lights, fitted wardrobes, radiator, wood flooring.

### Bedroom

11' 4" x 8' 10" (3.45m x 2.69m)

Double-glazed sash window, pendant ceiling light, radiator, wood flooring.

### Bathroom

12' 3" x 7' 9" (3.73m x 2.36m)

Double-glazed sash windows, ceiling spotlights, walk-in shower with overhead and handheld showers, freestanding bathtub, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## SECOND FLOOR

### Bedroom

18' 4" x 9' 9" (5.59m x 2.97m)

Double-glazed windows, pendant ceiling light, eaves storage, radiator, fitted carpet.

### Ensuite

8' 2" x 2' 10" (2.49m x 0.86m)

Double-glazed window, ceiling light, walk-in shower, washbasin, WC, tiled flooring.

### Bedroom

8' 4" x 7' 5" (2.54m x 2.26m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

## OUTSIDE

### Garden

Paved patio leading to artificial lawn.



Total Area: 117.1 m<sup>2</sup> ... 1261 ft<sup>2</sup> (excluding garden, eaves storage)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

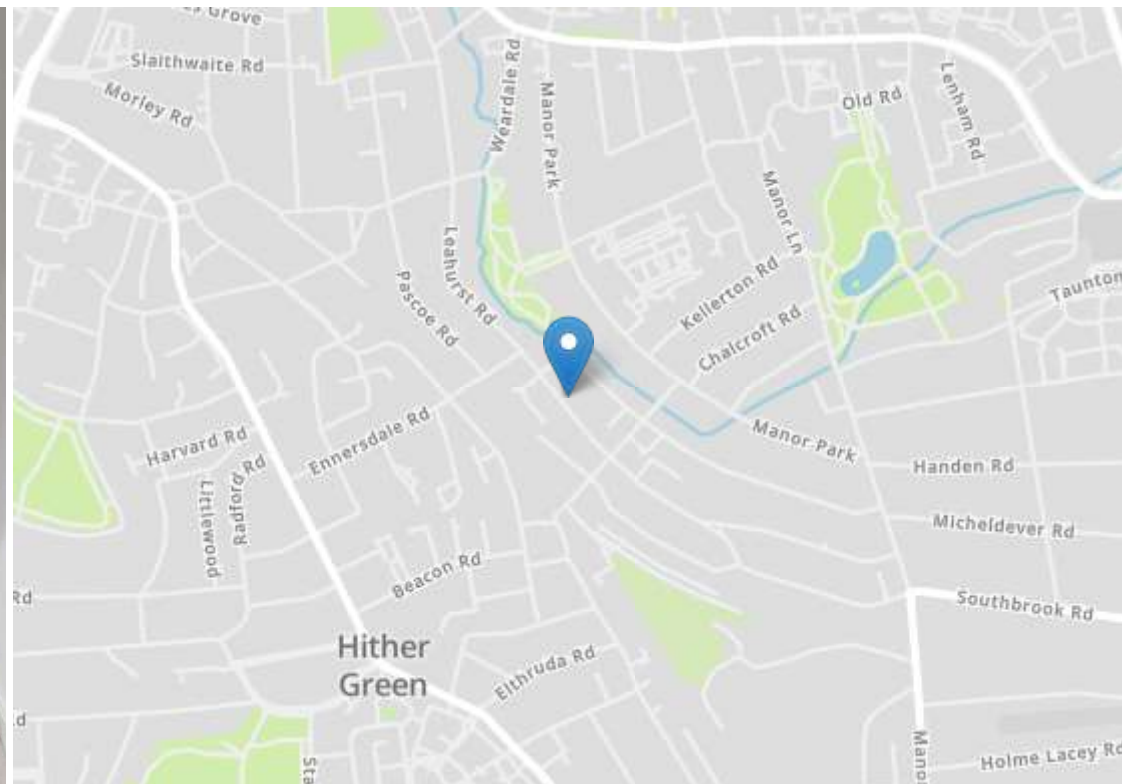












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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