

Stanfords
— sales & lettings —



£735,000 Freehold
2 bedroom terraced house

Hedgley Street
Lee

Read all about it...

Situated on Hedgley Street, a quiet residential road in the sought-after Lee Manor Conservation Area, this beautifully presented brick-fronted terraced house seamlessly blends modern design with period charm.

Upon entering, the hallway leads to a cosy reception room featuring bay windows, offering plentiful southern light and a charming period fireplace. French doors connect this space to a second reception room, allowing for a flexible layout that can be used as one expansive area or two separate rooms. The current owners have thoughtfully extended the ground floor, creating a stunning architecturally designed open-plan kitchen diner with bespoke plywood cabinetry and bench seat, integrated appliances, and a sleek island with breakfast bar. Exposed brick and bright steel beams add architectural flair, while skylights flood the space with warm natural light. Crittall-style French doors open onto a beautifully maintained garden, perfect for alfresco dining or relaxing outdoors. A convenient downstairs WC completes the ground floor. Upstairs, the landing leads to two generously sized bedrooms and a modern family bathroom. The property also benefits from loft access, providing valuable storage.

Ideally located within a mile of Hither Green, Blackheath, and Lee Mainline Stations, the house offers excellent transport links to Central London. The local area boasts a range of amenities, including a Sainsbury's Superstore, independent shops, and exciting places to eat and drink. Blackheath Village, less than a mile away, features an array of boutique shops, bars, and restaurants.

Hedgley Street is a quiet, non-through road with plentiful parking. Popular with families, it is well-served by local nurseries and schools, including the highly regarded Brindishe Lee Primary School. Just a short stroll away is Manor House Gardens, a beautiful green space with tennis courts, a playground, a café, and a picturesque lake.

Tenure: Freehold | **Council Tax:** Lewisham band C

**TWO BED TERRACED HOUSE
MODERN KITCHEN EXTENSION
0.6 MI TO HITHER GREEN
STATION**

**LEE MANOR CONSERVATION
AREA
PERIOD FEATURES
CLOSE TO MANOR HOUSE
GARDENS**



Like what you see?

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GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, wood flooring.

Reception Room

11' 10" x 11' 1" (3.61m x 3.38m)

Double-glazed sash windows, plantation shutters, fireplace, radiator, wood flooring.

Reception Room

11' 6" x 9' 11" (3.51m x 3.02m)

Pendant ceiling light, storage cupboard, radiator, wood flooring.

Kitchen/Diner

15' 9" x 15' 1" (4.80m x 4.60m)

Skylights (1x electric), Crittall-style windows and French doors to garden, inset ceiling spotlights, integrated Bose ceiling speakers, pendant ceiling light, wall mounted lights, fixed kitchen units and island with breakfast bar, sink with mixer tap and drainer, integrated dishwasher and fridge/freezer, range cooker, built-in bench seating with storage, bamboo parquet flooring, underfloor heating.

WC

2' 2" x 4' 5" (0.66m x 1.35m)

Wall-mounted light, washbasin, WC.

FIRST FLOOR

Landing

Pendant ceiling light, loft access, fitted carpet.

Bedroom

15' 1" x 11' 2" (4.60m x 3.40m)

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

Bedroom

11' 6" x 9' 11" (3.51m x 3.02m)

Double-glazed sash window, pendant ceiling light, fireplace, fitted carpet.

Bathroom

10' 8" x 7' 5" (3.25m x 2.26m)

Double-glazed window, inset ceiling spotlights, bathtub with rainfall shower and screen, washbasin on vanity unit, WC, heated towel rail, storage cupboard housing combi boiler, vinyl flooring.

OUTSIDE

Garden

Paved patio leading to lawn and mature apple and bay trees, storage shed, exterior lighting and tap.



Ground Floor

First Floor

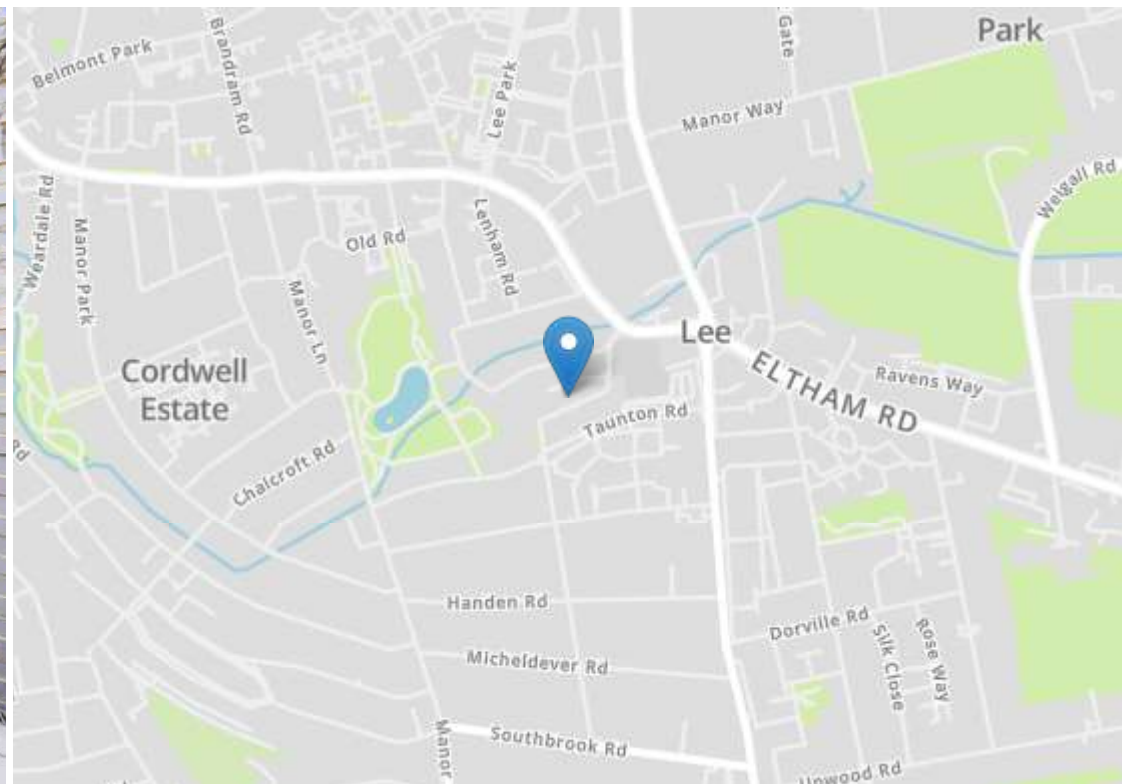
Total Area: 98.2 m² ... 1057 ft²

Drawn for Stanicords 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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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