

# Stanfords

— sales & lettings —



**Guide Price £750,000 Freehold**  
3 bedroom terraced house

Lehurst Road  
Hither Green



## Read all about it...

This spacious and characterful brick-fronted terraced house effortlessly combines period charm with sleek, contemporary finishes, creating a stunning home perfectly tailored for modern living.

Upon entering, the welcoming entrance hall leads to a bright and airy double reception room, where natural light streams through bay windows at the front and French doors at the rear that open onto the garden. A beautiful feature fireplace adds a cosy ambiance, making this a perfect space for both relaxing and entertaining. The kitchen showcases sleek modern units, integrated appliances, and a built-in breakfast bar, offering style and functionality. The ground floor is further complemented by a convenient guest WC. Outside, the lovingly maintained garden provides a low-maintenance haven, ideal for unwinding or alfresco dining. Upstairs, the master bedroom impresses with its bay windows and bespoke fitted wardrobes. Two additional bedrooms, including another generous double, offer flexibility for family living, guests, or a home office. The sleek, contemporary bathroom along the landing adds a touch of luxury, while the boarded loft provides valuable storage space and potential for extension (STPP).

The location is equally remarkable. Situated close to Hither Green Station, the property benefits from excellent transport links with frequent services to Central London and beyond. The vibrant local area boasts independent shops, supermarkets, and an array of restaurants and cafés, all within walking distance. Families will appreciate the highly regarded nurseries and schools nearby, including the Ofsted 'Outstanding'-rated Brindishe Manor Primary School. For outdoor enthusiasts, the picturesque Mountsfield Park and Manor House Gardens are just a short stroll away, offering idyllic settings for leisure and recreation.

This delightful home harmoniously blends comfort, style, and convenience, making it an exceptional choice for modern family living.

**Council Tax:** Lewisham band C

**LIGHT & MODERN INTERIORS  
DOUBLE RECEPTION ROOM  
CATCHMENT FOR BRINDISHE  
MANOR PRIMARY SCHOOL**

**MODERN KITCHEN &  
BATHROOM  
SOUGHT AFTER LOCATION  
0.2MI TO HITHER GREEN  
STATION**



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to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

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

### Reception Room

12' 8" x 10' 10" (3.86m x 3.30m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, column radiator, fireplace, wood flooring.

### Dining Room

11' 1" x 9' 6" (3.38m x 2.90m)

Double-glazed French doors, pendant ceiling light, column radiator, wood flooring.

### Kitchen

19' 6" x 9' 9" (5.94m x 2.97m)

Double-glazed windows, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, fridge/freezer, microwave, oven and gas hob, breakfast bar, column radiator, wood flooring.

### WC

3' 7" x 3' 5" (1.09m x 1.04m)

Ceiling light, washbasin, WC, heated towel rail.

## FIRST FLOOR

### Bedroom

16' 6" x 10' 9" (5.03m x 3.28m)

Double-glazed windows, plantation shutters, inset ceiling spotlights, built-in wardrobes, column radiator, wood flooring.

### Bedroom

10' 10" x 9' 11" (3.30m x 3.02m)

Double-glazed window, inset ceiling spotlights, fireplace, alcove shelving, column radiator, fitted carpet.

### Bedroom

12' 2" x 6' 6" (3.71m x 1.98m)

Double-glazed window, inset ceiling spotlights, column radiator, fitted carpet.

### Bathroom

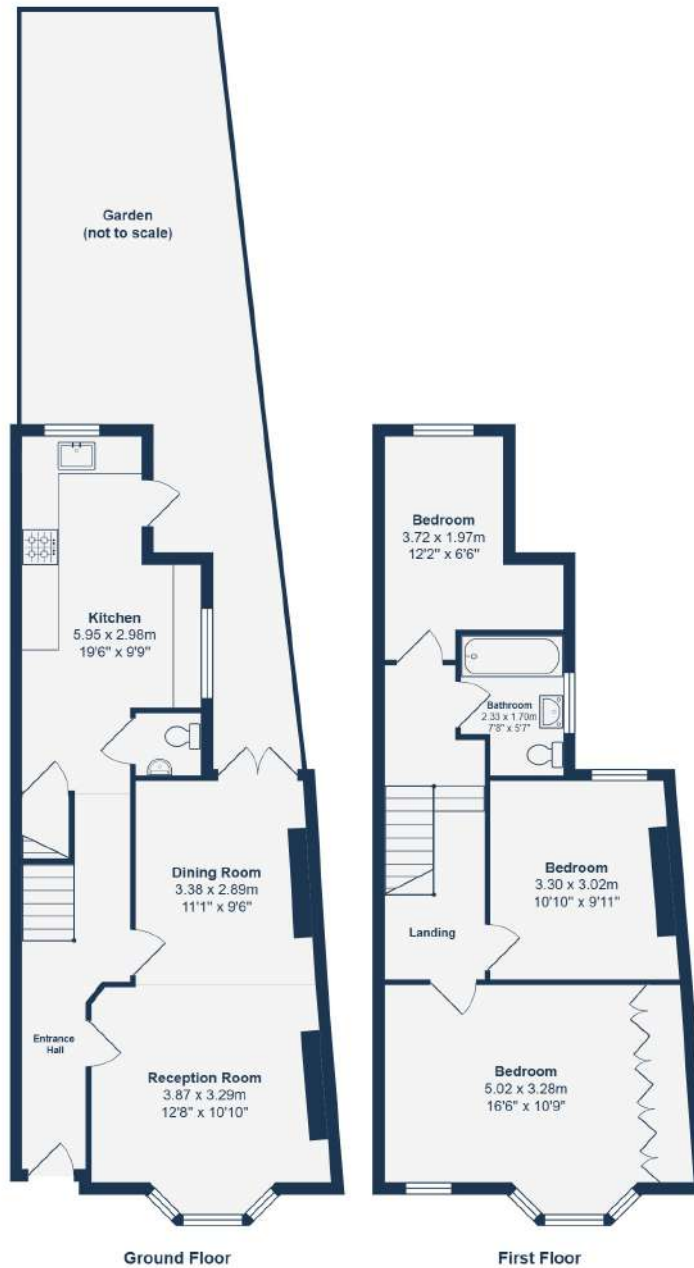
7' 8" x 5' 7" (2.34m x 1.70m)

Double-glazed window, inset ceiling spotlights, bathtub with rainfall and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Pave patio leading to artificial lawn and decking to rear.



**Ground Floor**

**First Floor**

Total Area: 96.7 m<sup>2</sup> ... 1041 ft<sup>2</sup>

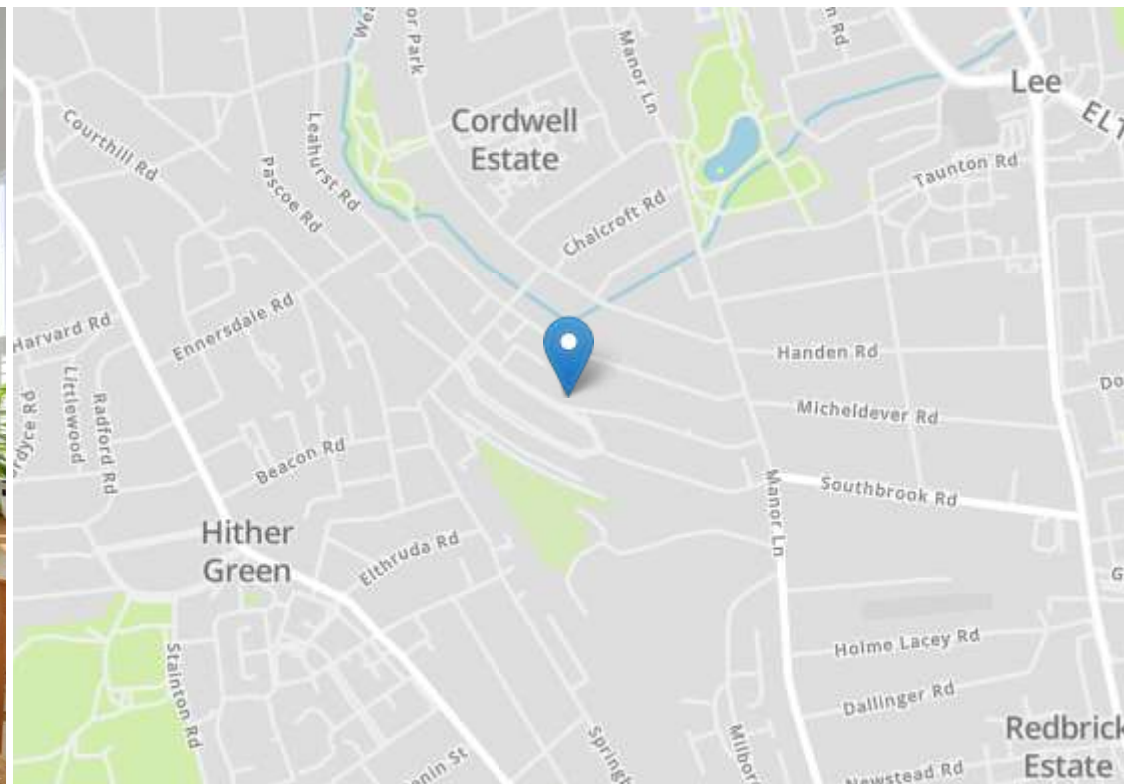
Drawn for Stanfords Sales & Lettings.

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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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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