

Stanfords
— sales & lettings —



Guide Price £625,000 Freehold
2 bedroom terraced house

Leahurst Road
Hither Green

Read all about it...

Offered with no onward chain and full renovation required, this two-bedroom terraced house is a great opportunity to create a bespoke home in a sought-after location.

The ground floor features a spacious reception and dining room, leading to a kitchen with garden access. Upstairs are two bedrooms, an additional room connecting to the bathroom, and potential for extension (STPP), as seen in neighbouring properties.

Situated on Leahurst Road, Hither Green, the home is just a short walk from Hither Green Station with fast links to Central London. The area offers independent cafés, restaurants, boutique shops, and top-rated schools, including Brindishe Manor Primary (Ofsted 'Outstanding'). Nearby green spaces include Manor Park, Manor House Gardens, and Mountsfield Park.

A fantastic project for those looking to renovate and add value in a prime location.

Council Tax: Lewisham band C

GROUND FLOOR

Reception Room

3.48m x 3.29m (11' 5" x 10' 10")

Dining Room

3.46m x 3.44m (11' 4" x 11' 3")

Kitchen

2.66m x 2.38m (8' 9" x 7' 10")

FIRST FLOOR

Bedroom

4.30m x 3.48m (14' 1" x 11' 5")

Bedroom

3.46m x 2.66m (11' 4" x 8' 9")

Room

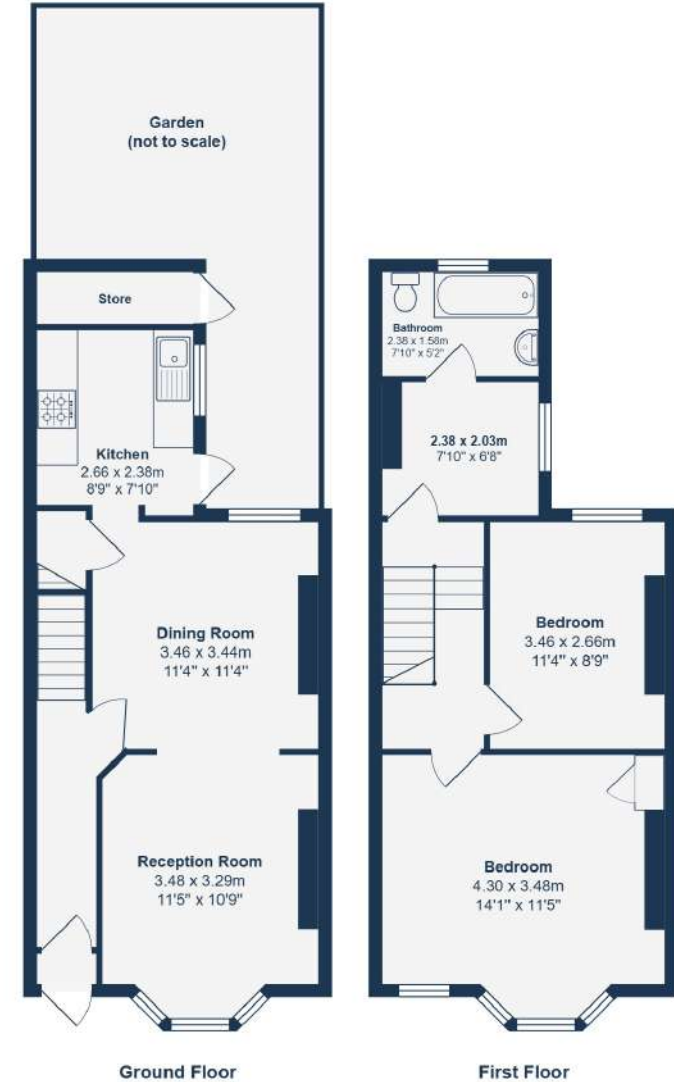
2.38m x 2.03m (7' 10" x 6' 8")

Bathroom

2.38m x 1.58m (7' 10" x 5' 2")

OUTSIDE

Garden



Total Area: 77.9 m² ... 838 ft² (excluding store)

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.

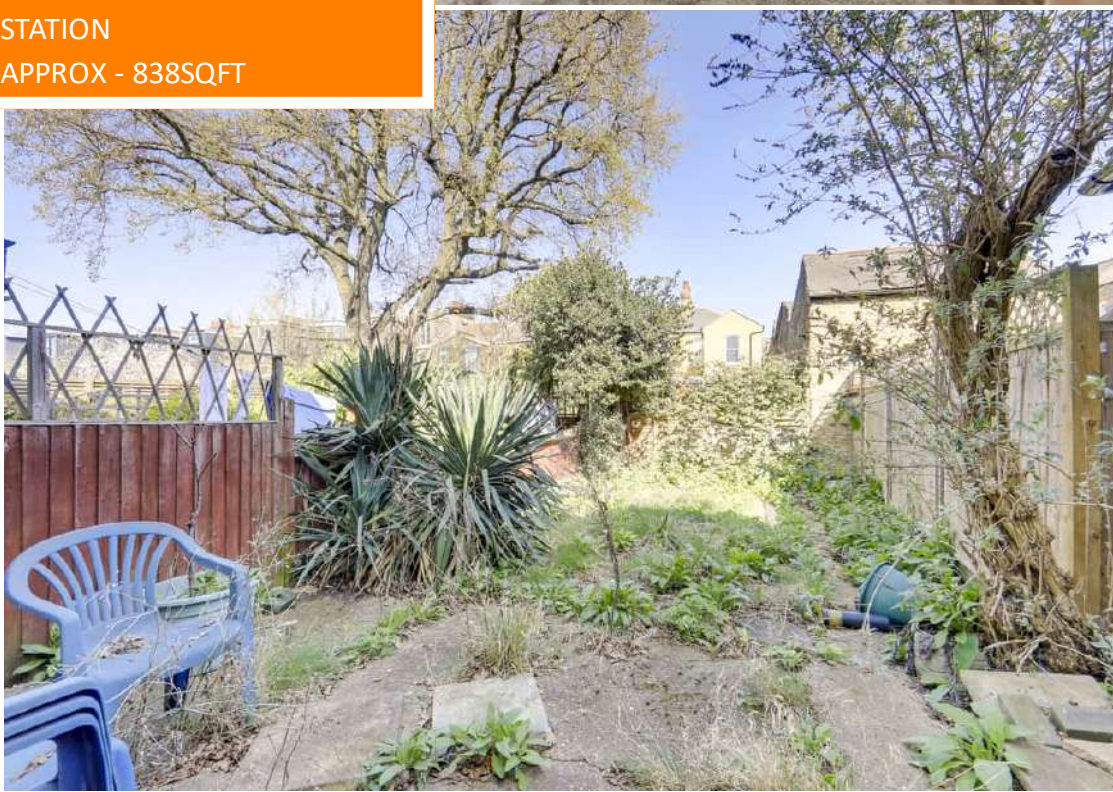
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TWO BED TERRACED HOUSE
RENOVATION REQUIRED
POTENTIAL TO EXTEND - STPP
NO ONWARD CHAIN
CLOSE TO HITHER GREEN
STATION
APPROX - 838SQFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(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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