

# Leahurst Road | Hither Green | SE13 5NL

Offers in excess of: £750,000

**Bryan & Keegan**  
ESTATE AGENTS

- Chain free
- Great location
- Three double bedrooms
- Well maintained
- Scope for extension (STPP)





Bryan & Keegan are delighted to offer this mid terraced house which is located on a popular residential road.

The property measures in excess of 1100 square feet and is offered to the market with no onward chain. Internally the property is a blank canvas, presented in good condition but ready for the next owner to add their identity and make it their own.

The layout features a large through reception room with a bay window and period fireplace, a large kitchen diner, three double bedrooms, stripped wooden floors, and a neutral family bathroom. The garden measures approximately 27ft and has a large decking area.

The property has great scope for extension, as many other houses on the road have done, subject to the necessary planning consents

Leahurst Road occupies a sought-after location and is within easy reach of Hither Green station, a popular high street, good schools and green open spaces.

Early viewing is recommended.



Lewisham, 190 Hither Green Lane,  
Lewisham, London, SE13 6QB

Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk

## Leahurst Road, SE13

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.