





Property Summary

Beautifully presented four double bedroom, three storey mid terraced Victorian house. Hither Green/Lewisham SE13 Borders. Beautiful, must be seen.

Property Features

- Chain Free
- Further development potential
- Freehold
- Period Features
- Four Double Bedroom
- Zone 2 Transport Links
- Ofsted outstanding Primary schools under 0.5 Mile
- Large Low maintenance Garden
- Study



DESCRIPTION

Mark Beaumont are delighted to bring to the market this beautifully presented four double bedroom, three storey mid terraced Victorian house. The accommodation is super flexible being arranged over 3 levels. There is a family sized garden to the rear and a pretty paved garden to the front.

Located on the Lewisham Station side of Hither Green in a residential road. Just 0.4 Mile from Hither Green Station with Ladywell and Lewisham stations all assessable.

The house has room for future expansion STPP which is a great proposition for a growing family. Brindishe Green School 0.42 Mile. No chain.

ENTRANCE HALL

FAMILY ROOM OPENING TO THE KITCHEN

25' 7" x 12' 5" (7.8m x 3.78m)

BATHROOM 1

10' 8" x 6' 9" (3.25m x 2.06m)

LOWER LANDING

BEDROOM 1

11' 5" x 10' 2" (3.48m x 3.1m)

BEDROOM 2

14' 8" x 11' 5" (4.47m x 3.48m)

FIRST FLOOR LANDING

BEDROOM 3

15' 8" x 13' 12" (4.78m x 4.27m)

BEDROOM 4

11' 5" x 9' 8" (3.48m x 2.95m)

BATHROOM 2

10' 2" x 6' 6" (3.1m x 1.98m)

STUDY

10' 7" x 7' 2" (3.23m x 2.18m)

GARDEN

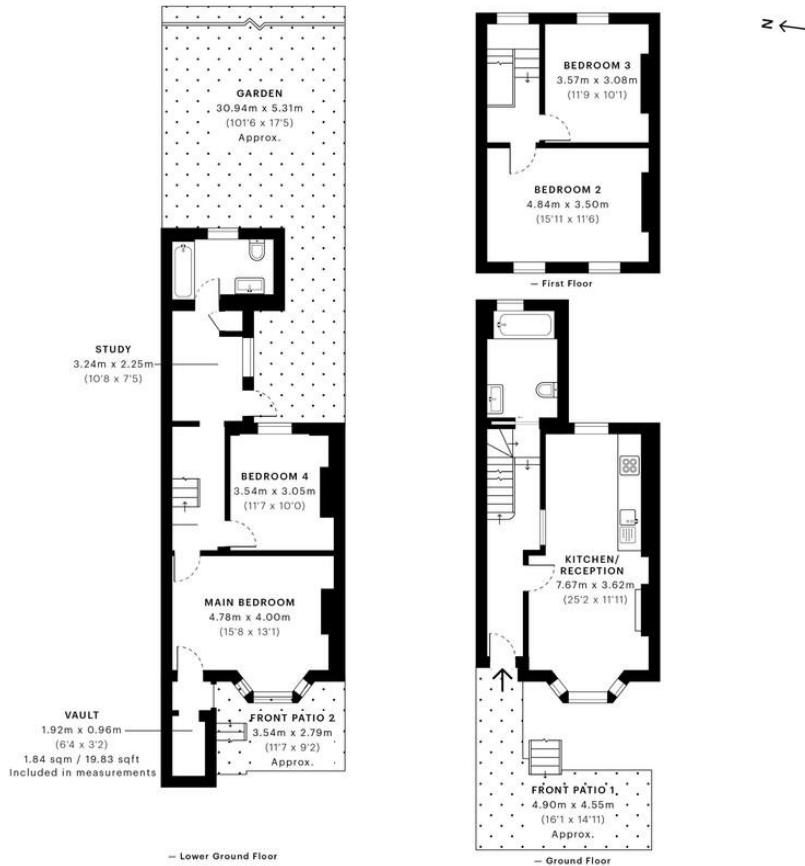
10' 7" x 20' 3" (3.23m x 6.17m)





Mark Beaumont
markbeaumont.com





GROSS INTERNAL AREA (GIA)
The footprint of the property
124.23 sqm / 1337.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
111.46 sqm / 1199.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 117.13 sqm / 1260.78 sqft
IPMS 3C RESIDENTIAL 112.71 sqm / 1213.20 sqft
SPEC ID: 6054a41386eb550dd0361f86

