



Holly Hedge Terrace, Hither Green, SE13 5HQ

- GUIDE PRICE £475,000 - 495,000
- CHARMING COTTAGE
- LOCATED ON A QUIET TERRACE
- CLOSE TO HITHER GREEN, LEWISHAM & LADYWELL STATIONS
- FREEHOLD
- QUAIN TARDEN WITH SIDE ACCESS
- LIGHT AND BRIGHT FEEL
- DOUBLE GLAZING
- WELL STOCKED REAR GARDEN
- CENTRAL SE13 LOCATION

Guide Price £475,000



Holly Hedge Terrace, Hither Green, SE13 5HQ Offers in Excess of £500,000

DESCRIPTION

GUIDE PRICE £475,000 - 495,000. Charming & colourfully themed 2-bedroom cottage found on Holly Hedge Terrace in Hither Green which has been in the same family ownership since the 1970's. The property features 2 reception rooms & a kitchen to the ground floor along with 2-bedrooms & a generous bathroom to the first floor. The rear garden offers privacy & has a calm, peaceful feel. Whilst the property would benefit from some modernisation internally, we feel that it has been very well maintained by its current owner.

Vibrant Lewisham town centre is close by, Hither Green, Ladywell & Lewisham Stations are also all between 0.4 – 0.7 miles away which makes the position ideal for commuters looking to get into the city, West End or Canary Wharf.

Hither Green is a warm & friendly town with a community feel found next to the larger towns of Lewisham & Blackheath. Over the last decade residents in Hither Green have seen the emergence of cafe culture in the area owing to a wide variety local coffee shops & restaurants opening up along with a long-established gastropub known as The Station Hotel. Hither Green Station also has six platforms & allows for great connections into London & out to Kent.

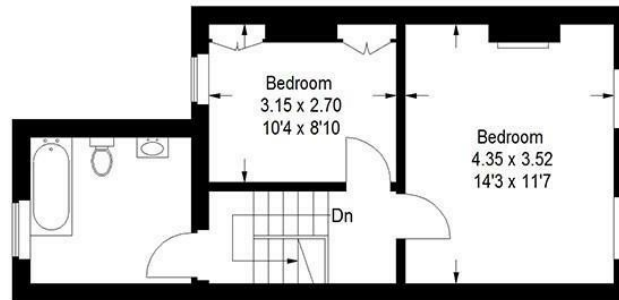
There are a number of OFSTED highly rated schools in the local area including Brindiche Manor School and Trinity Church of England School.



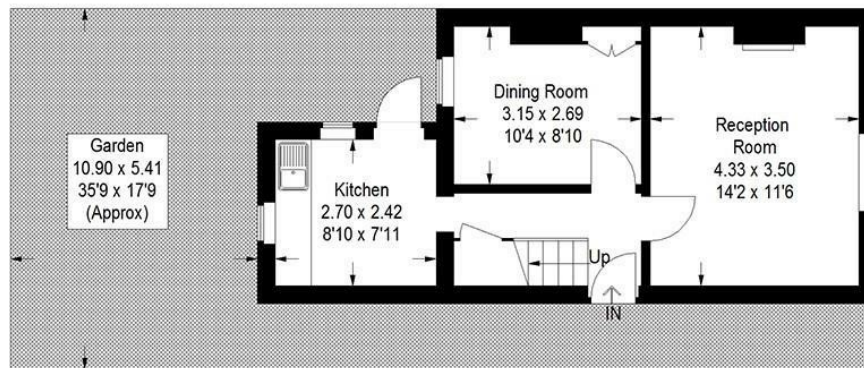


Holly Hedge Terrace, SE13

Approximate Gross Internal Area
74.2 sq m / 799 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1099471)

Viewings

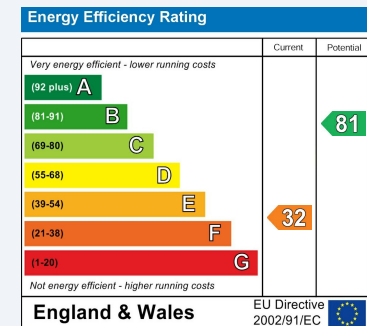
Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.