



Lullingstone Lane, Hither Green, SE13 6UH

- Modern two bedroom freehold house
- 16ft reception room
- 32ft rear garden
- Mountfield Park 100 metres
- Hither Green Lane shops and delis 0.2 miles
- Two double bedrooms
- Downstairs WC
- Off Street Parking
- Hither Green Station 0.4 miles
- EPC C

Asking Price £475,000



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DESCRIPTION

Lovely modern two bedroom house, close to Hither Green shops and delis, Hither Green station and 100 metres from Mountsfield Park.

The house was built in 2003 and provides a wonderful opportunity for someone looking for a freehold house with garden, yet close to Hither Green.

Downstairs, the 16ft reception room has double doors opening onto the 32ft rear garden. There is a separate fitted kitchen off the hallway, plus a downstairs WC, and a stylish wooden floor throughout the ground floor.

Upstairs there are two double bedrooms, plus a bathroom with three piece white suite with shower over bath.

The rear garden is decked to the front and side, with space for garden seating and a shed to the rear. There is off street parking to the front.

Please call the Sales Team at Hunters to arrange your viewing.

Hither Green Station 0.4 miles with trains to London Bridge, Cannon Street and Charing Cross.

Hither Green Lane - 0.2 miles with shops, cafes and delis

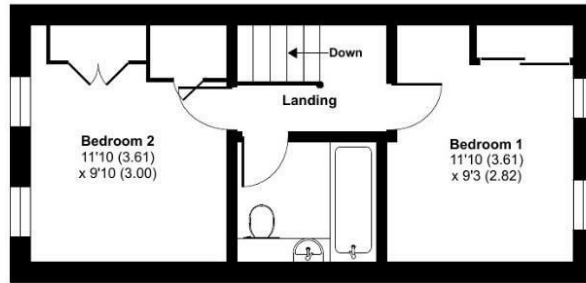
Mountsfield Park 100 metres - grasslands, rose garden, community garden and café, plus great views over south London.



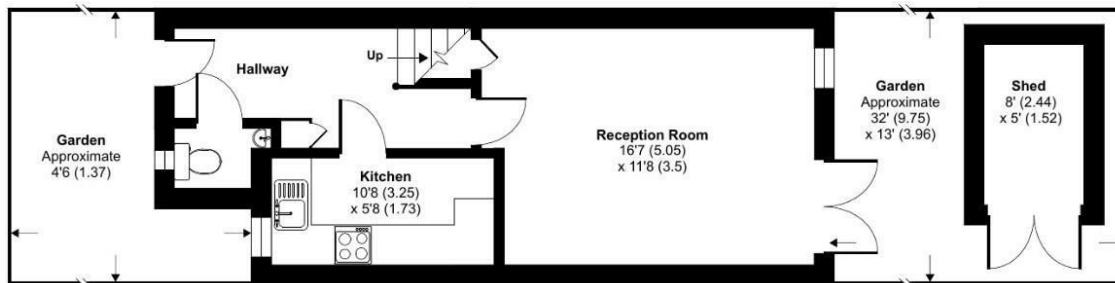


Lullingstone Lane, London, SE13

Approximate Area = 686 sq ft / 63.7 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 726 sq ft / 67.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters. REF: 1159314

Viewings

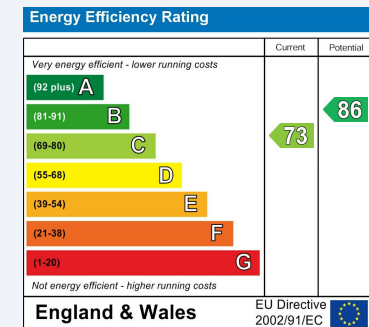
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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