



Harvard Road, Hither Green, SE13

Guide price £750,000 to £775,000

- **Four bedrooms**
 - **Chain free**
 - **Rear extension**
 - **Loft conversion**
 - **Newly refurbished throughout**
 - **Brand new kitchen and two bathrooms**
 - **En-suite**
 - **Four double bedrooms**
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A stunning four bedroom terraced house on a very quiet road close to Hither Green station and Lewisham Centre. The house has been extended to the rear and into the loft and tastefully refurbished and decorated by the current owners making it ready to move straight into.

Comprising a very bright, open plan kitchen reception and diner, the kitchen has been refurbished and features brand new integrated appliances, butler-style sink and high-end fixtures. Further benefits of this room include trendy light fittings, island, sky lights, oak flooring laid in a parquet style and a brand new double doors leading out to the garden. The decor of the house combines a classic Victorian mixed in with modern contemporary. A designer paint (LittleGreen) has been used throughout the house offering that classy finish.

Further benefits include brand new double-glazed windows and doors throughout (fitted by Anglian), Bosch, Neff and Miele appliances, you also have a Kenwood American style fridge ideal for larger families. The house has been insulated throughout which has improved its EPC rating, lastly the House has been fully re-wired and re-plumbed.

Harvard Road is well located for Brindishe Green primary (Ofsted: Outstanding) which is less than a 5-minute walk. You have Hither Green station approximately 8 minutes walk away, and Lewisham Centre 10 minutes walk away which offers an array of shops, bars, cafe's as well as the very popular Lewisham Model Market which runs in the summer months. This market offers some brilliant local independent street food and great music too!





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Approximate Gross Internal Area
Ground Floor = 54.6 sq m / 587 sq ft
First Floor = 36.9 sq m / 397 sq ft
Second Floor = 29.5 sq m / 317 sq ft
Total = 120.9 sq m / 1301 sq ft



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. (ID423501)

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.

190 Hither Green Lane, London, SE13 6QB

Tel: 0208 852 2388
hg@bryanandkeegan.co.uk
www.bryanandkeegan.co.uk

Bryan & Keegan
ESTATE AGENTS