



Hitherwood Drive, SE19
£3,900 pcm

020 8702 8111
pedderproperty.com

pedder



In general

- Five bedrooms, two bathrooms
- Off street parking
- Large open plan living area
- Unfurnished
- Available September
- Driveway and garage
- Close to Sydenham Hill Station

In detail

An attractive detached family house for let located on this very popular residential road on the border of Dulwich and Upper Norwood.

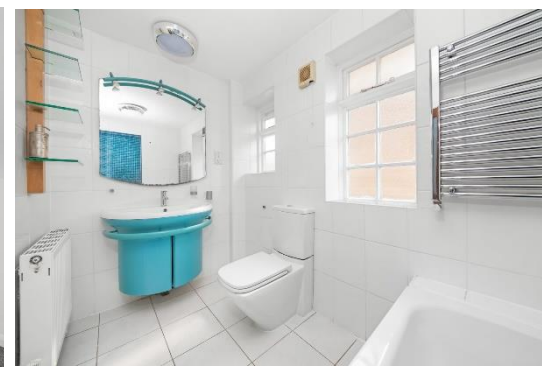
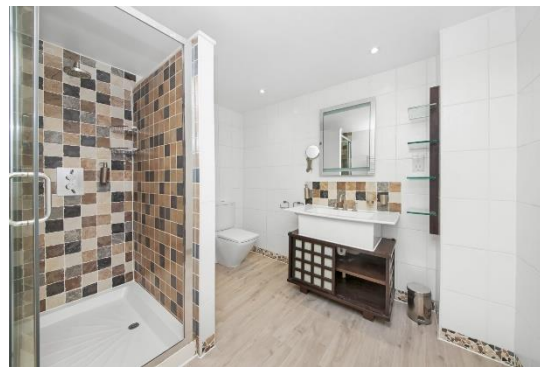
The property has been extended and offers spacious and very well presented accommodation over two floors comprising master bedroom with en-suite shower room, four further bedrooms, family bathroom, large reception room (open-plan), large kitchen/breakfast room, downstairs WC.

Externally to the front of the house there is a drive and a with access to a single garage. To the rear there is a lovely, mature garden, which has side access.

Hitherwood Drive is well located for easy access to Dulwich Village with its outstanding schools, Picture Gallery and golf course.

Crystal Palace centre is close by with its variety of cafes, shops and restaurants. Rail links to central London are from Sydenham Hill (London Bridge and Blackfriars) and Gipsy Hill (London Bridge and Victoria).

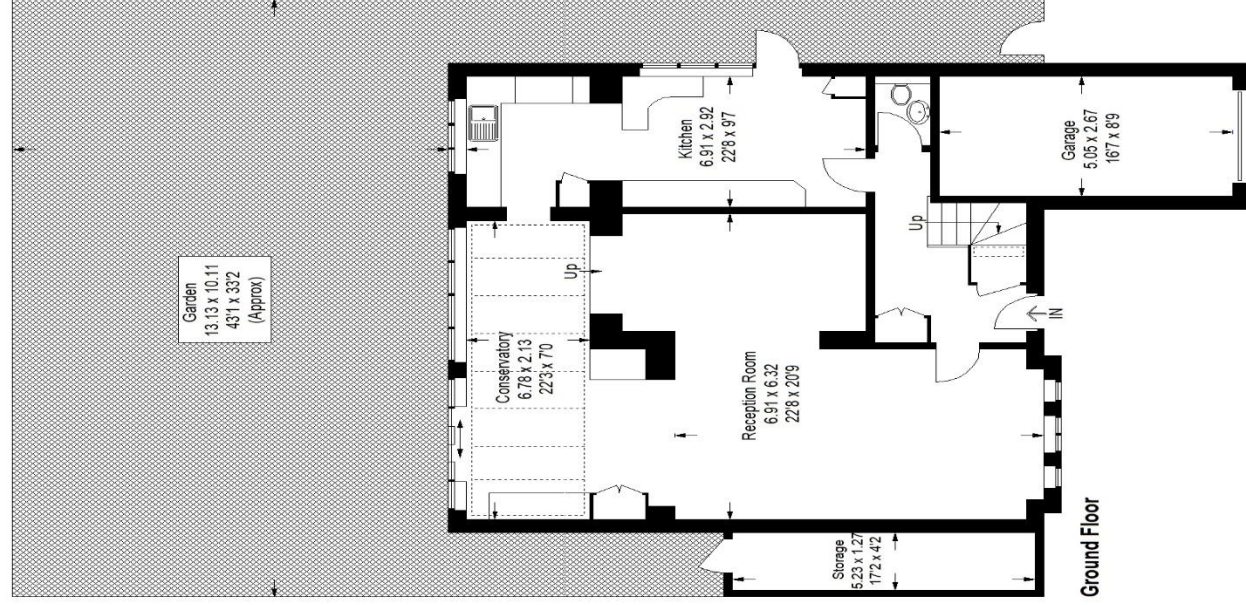
EPC: D | Council Tax Band: G | Unfurnished | Available end of September | Holding Deposit: £900.00 | Security Deposit: £4,500.00



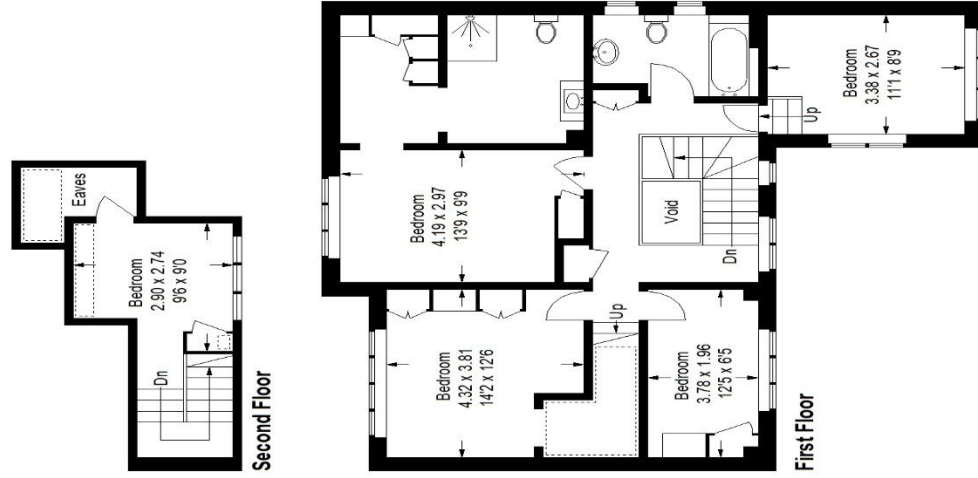
Floorplan

Hitherwood Drive, SE19

Approximate Gross Internal Area
 Ground Floor (Excluding Garage) = 93.4 sq m / 1005 sq ft
 First Floor (Excluding Void) = 77.0 sq m / 829 sq ft
 Second Floor (Excluding Eaves) = 11.1 sq m / 119 sq ft
 Garage = 13.8 sq m / 149 sq ft
 Total = 195.3 sq m / 2102 sq ft



--- = Reduced headroom below 1.5 m / 50



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2023
 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.