

Hither Green Lane, London, SE13 6QA

**Bryan & Keegan**  
ESTATE AGENTS

- Large rear garden
- Driveway
- Original wooden floorboards
- Solar panels
- Close to amenities and transport





Bryan & Keegan are delighted to present this three-bedroom terraced home on Hither Green Lane. This property offers a blend of traditional charm and modern convenience, making it ideal for families or professionals seeking a well-connected urban lifestyle. The exterior of the property is welcoming and well-maintained. It features a combination of brick and rendered finishes, complemented by charming bay windows. A tiled pathway leads to the front door, surrounded by well-kept hedges and modest landscaping.

Upon entering, you are greeted by a bright and airy interior, enhanced by large windows that flood the space with natural light. The ground floor comprises two reception rooms, each showcasing original wooden flooring that adds warmth and authenticity.

The dining area flows seamlessly into a conservatory extension which also connects to a modern kitchen with integrated appliances, sleek cabinetry, and a vibrant red-tiled splashback.

The first floor offers three bedrooms, each benefiting from ample natural light and a sleek bathroom with modern tiling and feature wallpaper.

Externally there is a vast garden, measuring approximately 80ft with a south westerly aspect, offering a private outdoor space with a blend of greenery and a large decked area. The garden is perfect for relaxation, featuring mature plants and a well-maintained lawn. Additional benefits include solar panels and a private driveway, adding to the property's appeal.

Situated in a sought-after location, this home is close to local amenities, including Found Hope Coffee, a large French patisserie, popular primary and secondary schools, and excellent transport links.



Lewisham, 190 Hither Green Lane,  
Lewisham, London, SE13 6QB

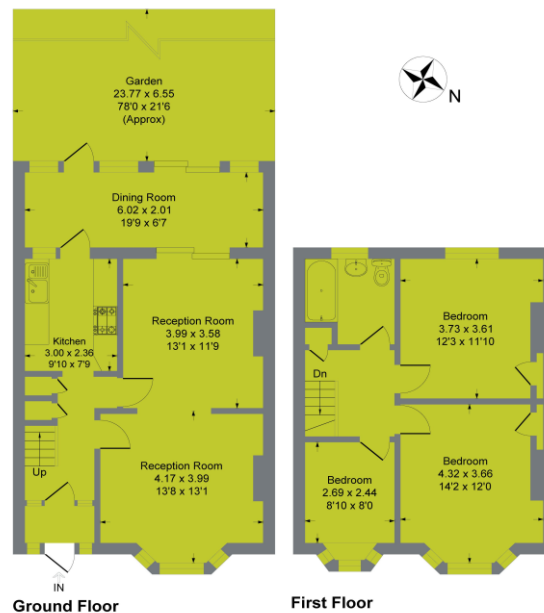
Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk

## Hither Green Lane, SE13

Approximate Gross Internal Area = 109.1 sq m / 1175 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.  
Produced By Planpix

Bryan & Keegan

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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.