

Minard Road, Hither Green

£1,100,000



An extended and fully optimised five bedroom Corbett Estate house of 1632 square feet, owned and designed by architects. Your pro-landscaped and generous east-facing garden of circa 50 feet is complete with koi pond, west-facing terrace and BBQ area, bespoke pergola and potting/storage shed, and automatic outdoor lighting.

You are winning-at-life close to Sandhurst Primary School (Lewisham Borough's most in demand!), and just a 12 minute walk from Hither Green Station, which has been recently improved to provide step-free access. Corbett Community Library is also a short walk.

The property's excellent, thoughtful and thorough refurbishment was completed in 2020. Treats include a natural slate roof to the house, a green sedum roof to the jaw-dropping extension, and brilliant built-in storage. The entire ground floor was fully insulated during the works. The front of the house has UPVC double-glazing, while the rear has Ideal Combi High Performance triple-glazing.

MUNDAY'S



Munday's Estate Agents Ltd.
2 Mary Boast Walk
London SE5 8SP
020 3318 8900

www.mundays.com

Minard Road



Approximate Gross Internal Area
 GROUND FLOOR = 790 sq ft / 73.39 sq m
 FIRST FLOOR = 541 sq ft / 50.26 sq m
 SECOND FLOOR = 306 sq ft / 28.43 sq m
 Total = 1637 sq ft / 152.08 sq m



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. (ID357409)