



The Woodlands | London, SE13 6TY



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Guide Price £600,000

Freehold

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# The Woodlands, London

Nicely presented three bedroom 1930's house situated in a quiet residential street, driveway parking and sold with no onward chain. Early viewing recommended.

## Property Features

- Three bedroom house
- Two reception rooms
- Fully fitted kitchen
- Separate bathroom and WC
- Private rear garden
- Close to local amenities, schools, and parks
- Good location for transport links
- Total floor area: TBC



## Interior

**PORCH:** Double glazed window and door.

**ENTRANCE HALL:** Entrance door and stained glass windows, original wood floor, stairs to first floor landing, under stairs storage, radiator, covings, picture rails, access to reception and dining room.

**RECEPTION ROOM:** 3.99m x 3.61m (13'1" x 11'10") Double glazed window to front, original wood floor, feature fire place, radiator, covings, picture rails.

**DINING ROOM:** 3.66m x 3.20m (12' x 10'6") Double glazed window to rear, fully fitted carpet, radiator, covings, open to kitchen.

**KITCHEN:** 3.52m x 2.61m (11'7" x 8'7") Two double glazed window and double glazed door to rear, range of wall and base units, plumbed for washing machine, space for free standing cooker, wall mounted boiler, space for fridge freezer, tiled splash back and carpeted floor.

**LANDING:** Original wood floor, built in storage cupboard, picture rails, access to all bedrooms and bathroom.

**BEDROOM 1:** 4.39m x 3.20m (14'5" x 10'6") Double glazed bay window to front, original wood floor, radiator, built in wardrobes, covings, picture rails.

**BEDROOM 2:** 3.61m x 3.19m (11'10" x 10'6") Double glazed window to rear, fully fitted carpet, radiator, covings.

**BEDROOM 3:** 2.59m x 1.96m (8'6" x 6'5") Double glazed window to front, original wood floor, radiator.

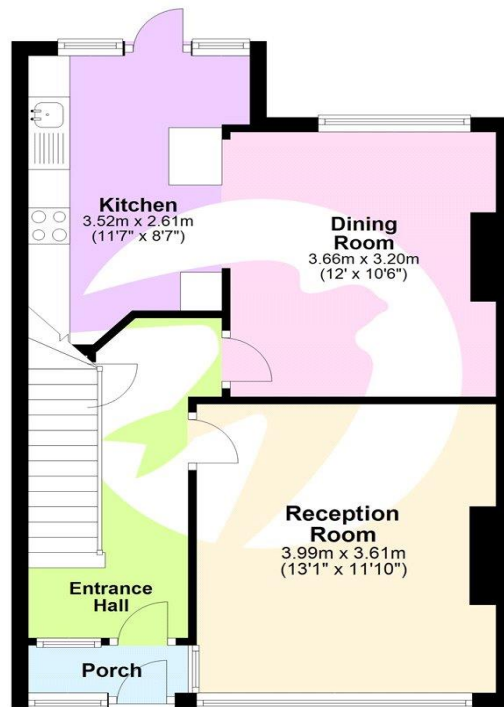
**BATHROOM:** Double glazed window to rear, panel enclosed bath with shower attachment, wash hand basin, vinyl floor and tiled walls.

**WC:** Double glazed window to rear, low level w.c., vinyl floor.

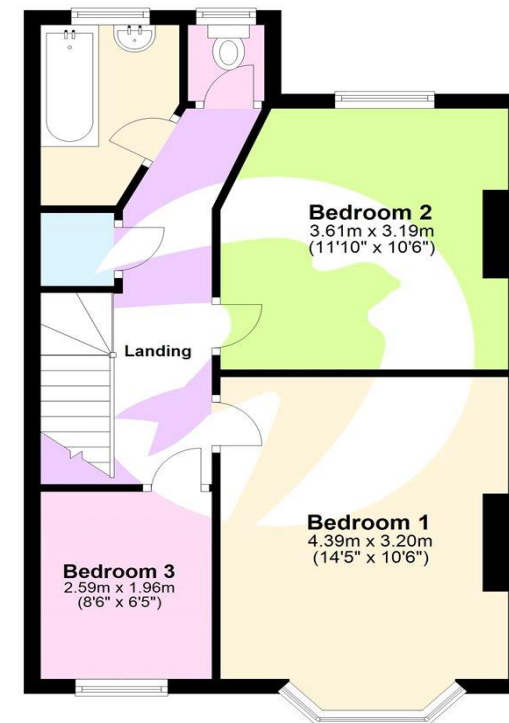
## Exterior

**GARDEN:** Laid to lawn, bricked garden shed, various plants and shrubs.

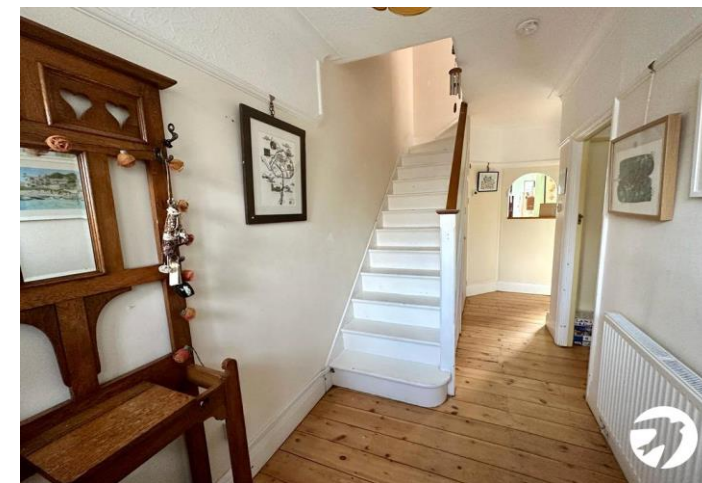
### Ground Floor



### First Floor



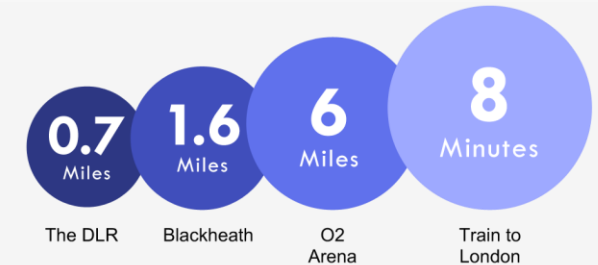
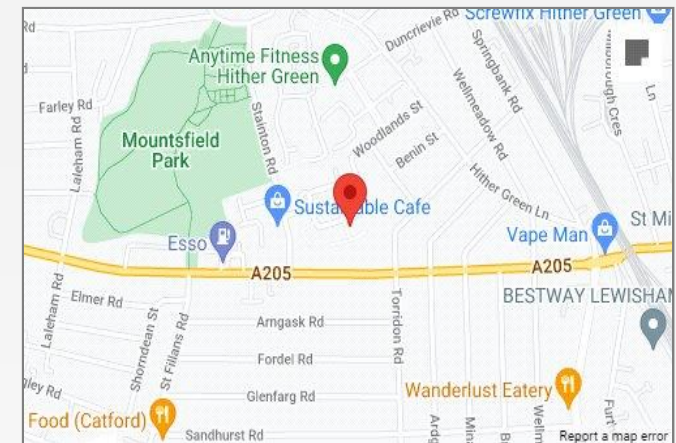
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

The Woodlands, London, SE13 6TY



\*All distances from branch postcode. Train time from nearest station.

## Location

The property is located in the ever-popular leafy Hither Green area famous for its outstanding primary schools and excellent transport links. Served by three main train lines the area is popular with commuters as journeys to Central London take as little as 10 minutes. Access to Canary Wharf/Bank (via the DLR) is available via Lewisham Station, which can be reached by train in 4 minutes. The property is a stone throw away from two superb green areas - Manor House Gardens and Mountsfield Park - one of London's best open spaces and home of the annual People's Day.

## Additional Information

Local Authority: London Borough of Lewisham / Council Tax: Band D (£1,926.27 pa) / EPC Rating: TBC

FOR MORE INFORMATION  
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