

# Stanfords

— sales & lettings —



**Guide Price £495,000**

2 bedroom maisonette

St. Swithuns Road

Hither Green

SE13



# Read all about it...

A beautiful two/three-bedroom, split-level, Victorian Maisonette located on St Swithuns Road in the heart of Hither Green. Internally the property comprises of a large 17' lounge, modern fitted kitchen/breakfast room, three bedrooms, and a modern bathroom with overhead shower.

The property has access to a private section of the garden with artificial grass and a patio area to the rear. Presented in good condition throughout, and share of freehold this is a perfect buy for a young couple or small family.

Ideally located just 0.3 miles from Hither Green Station offering a wide range of commuter services directly into Central London. This maisonette is also located close to greenspaces such as Mountsfield Park that includes tennis courts, a play area and a café, as well as Manor Park. The property also benefits from being close to a variety of local amenities and catchment to local schools.

Tenure: Share of Freehold

## GROUND FLOOR

### Entrance Hall

Pendant lighting, stairs leading to first floor, tiled floor.

## FIRST FLOOR

### Landing

Stairs leading to second floor, cupboard, radiator, fitted carpet.

### Kitchen/Breakfast Room

3.15m x 2.99m (10' 4" x 9' 10")

Flush ceiling lighting, double glazed window to rear, matching wall and base units, white ceramic double sink with drainage, five ring gas hob, range cooker, boiler, radiator, oak wood floor & pale green subway splashback. Integrated; dishwasher & washing machine.

### Bathroom

Double glazed window to side, three piece white suite comprising of a panel enclosed bath with shower over head & glass screen &, wall mounted wash basin, low level w/c, radiator, wall shelving, inset ceiling lights, extractor fan, tiled floor, tiled surround.

## SECOND FLOOR

### Landing

Access to loft space, radiator, inset ceiling lights, fitted carpet.

### Lounge

5.22m x 4.46m (17' 2" x 14' 8") Double glazed bay window to front, double glazed window to front, fireplace, radiator, inset ceiling lights, fitted carpet.

### Bedroom

3.26m x 2.70m (10' 8" x 8' 10") Double glazed window to rear, built in wardrobe, radiator, inset ceiling lights, fitted carpet.

### Bedroom

Double glazed window to side, radiator, inset ceiling lights, fitted carpet.

### Bedroom

Double glazed window to rear, radiator, inset ceiling lights, fitted carpet.

## OUTSIDE

### Garden

Artificial grass, patio area.



Total Area: 82.3 m<sup>2</sup> ... 885 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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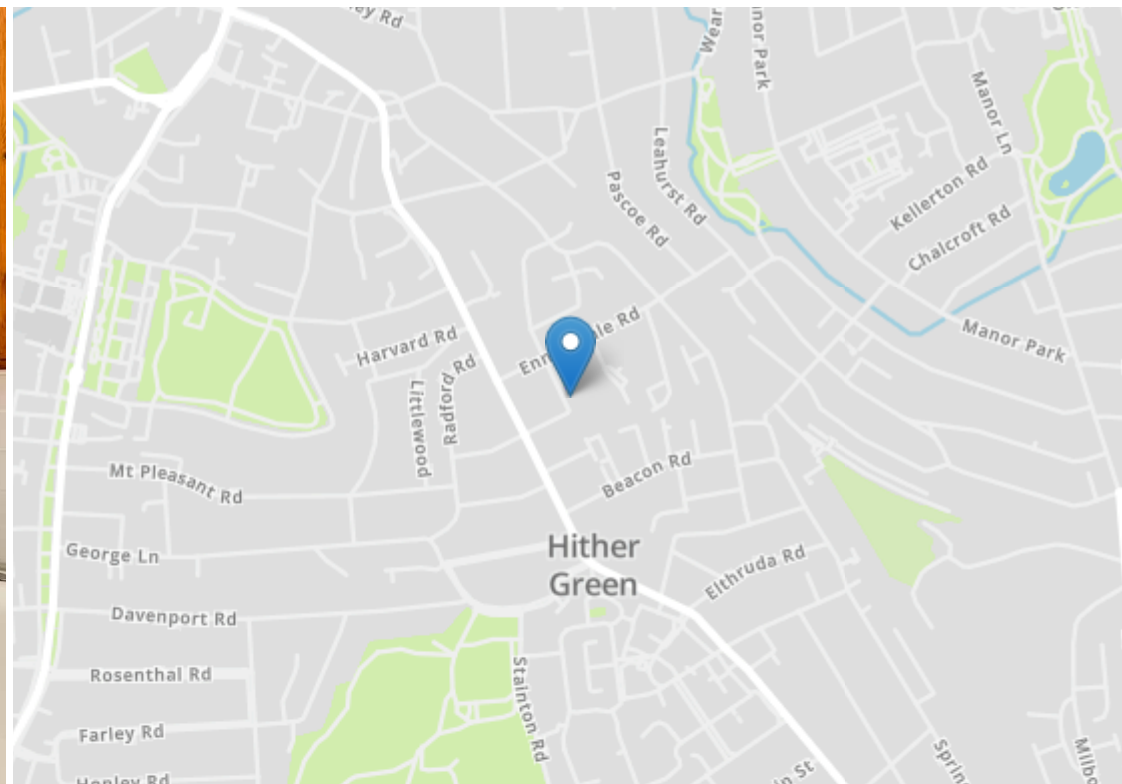


THREE BEDROOM  
MAISONETTE  
SHARE OF FREEHOLD  
0.3 MI FROM HITHER GREEN  
STATION

SPLIT-LEVEL  
PRIVATE GARDEN  
TOTAL AREA - 885SQFT.







### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



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