

Stanfords
— sales & lettings —



Guide Price £800,000 Freehold
5 bedroom terraced house

Blashford Street
Hither Green

Read all about it...

A spacious five bedroom terraced house on Blashford Street in Hither Green. Set across three floors and well presented throughout, this property comprises two reception rooms and a modern kitchen/breakfast room on the ground floor, with direct access to a well maintained rear garden. On the first floor, there are three double bedrooms and a large shower room. The loft has been extended, creating two further double bedrooms and a bathroom.

Ideally situated on Blashford street, this property is located just 0.5 miles from Hither Green Station, providing a range of commuter services directly into Central London, and in close proximity to a variety of local amenities, including independent shops, cafes and restaurants. The popular Mountsfield Park is just a short walk away, with green open spaces, a playground, tennis courts, bowling green and a cafe.

Tenure: Freehold | **Council Tax:** LEWISHAM Band D



**FIVE BEDROOM FAMILY HOME
THROUGH LOUNGE
TOTAL AREA - 1,588SQFT.**

**WELL PRESENTED
LOFT EXTENDED
0.5 MI TO HITHER GREEN
STATION**

Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information



GROUND FLOOR

Lounge

13' 1" x 11' 10" (3.99m x 3.61m)

Double glazed windows, ceiling light fitting, electric fireplace, radiator, laminate wood flooring.

Dining Room

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed door to garden, ceiling light fitting, radiator, laminate wood flooring.

Kitchen/Breakfast Room

21' 11" x 10' 6" (6.68m x 3.20m)

Double glazed window and door to garden, ceiling spotlights, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, 5 ring gas hob and extractor hood, enclosed combi boiler, radiator, tiled flooring.

W/C

Washbasin, WC.

FIRST FLOOR

Bedroom

15' 0" x 14' 3" (4.57m x 4.34m)

Double glazed windows, pendant ceiling light, radiator, laminate wood flooring.

Bedroom

11' 2" x 9' 3" (3.40m x 2.82m)

Double glazed window, pendant ceiling light, radiator, laminate wood

flooring.

Bedroom

12' 1" x 10' 6" (3.68m x 3.20m)

Double glazed window, ceiling light fitting, radiator, laminate wood flooring.

Shower Room

9' 6" x 7' 4" (2.90m x 2.24m)

Obscured double glazed window, spotlights, walk-in shower with overhead and handheld showers, pedestal washbasin, WC, fitted base cabinet units, heated towel rail, tiled flooring.

SECOND FLOOR

Bedroom

17' 4" x 8' 11" (5.28m x 2.72m)

Double glazed doors to Juliet Balcony, roof windows, ceiling spotlights, built-in wardrobes, radiator, laminate wood flooring.

Bedroom

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed windows, ceiling light fittings, radiator, laminate flooring.

Bathroom

9' 5" x 5' 8" (2.87m x 1.73m)

Roof window, spotlights, bathtub with handheld shower, washbasin on vanity unit, WC, heated towel railed, tiled flooring.

OUTSIDE

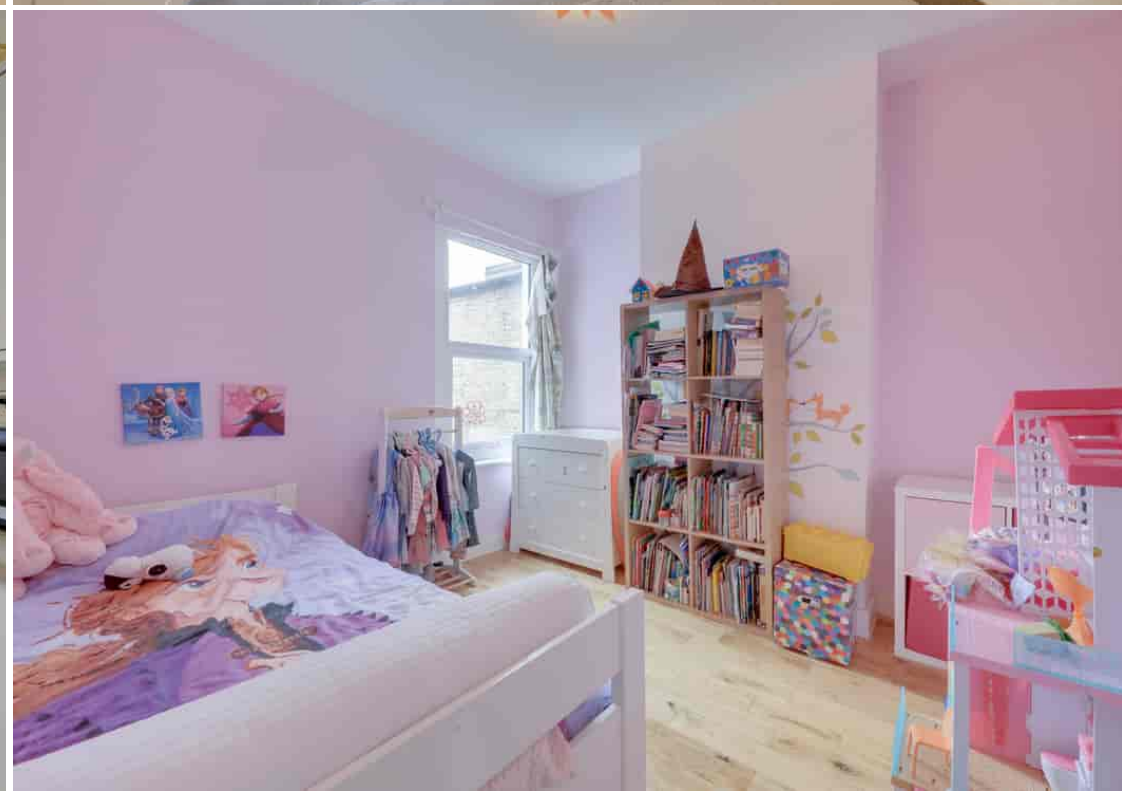
Garden

Paved patio to the front, leading to raised flower bed, lawn and storage shed.

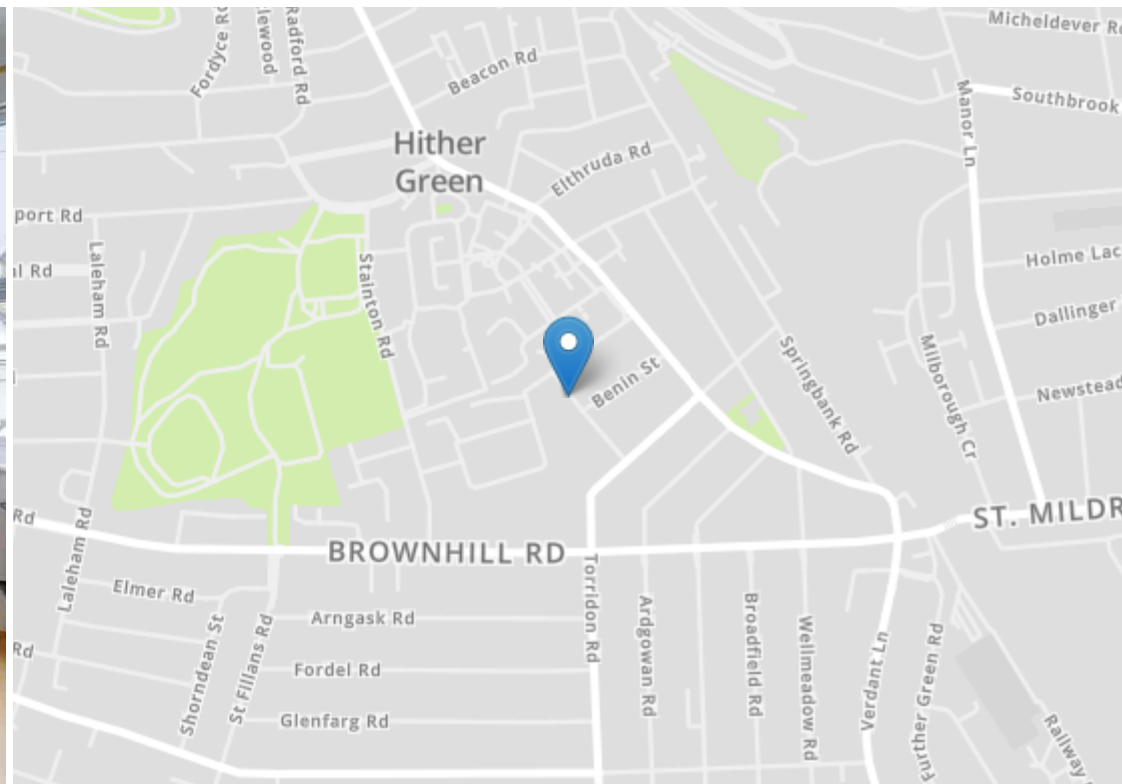
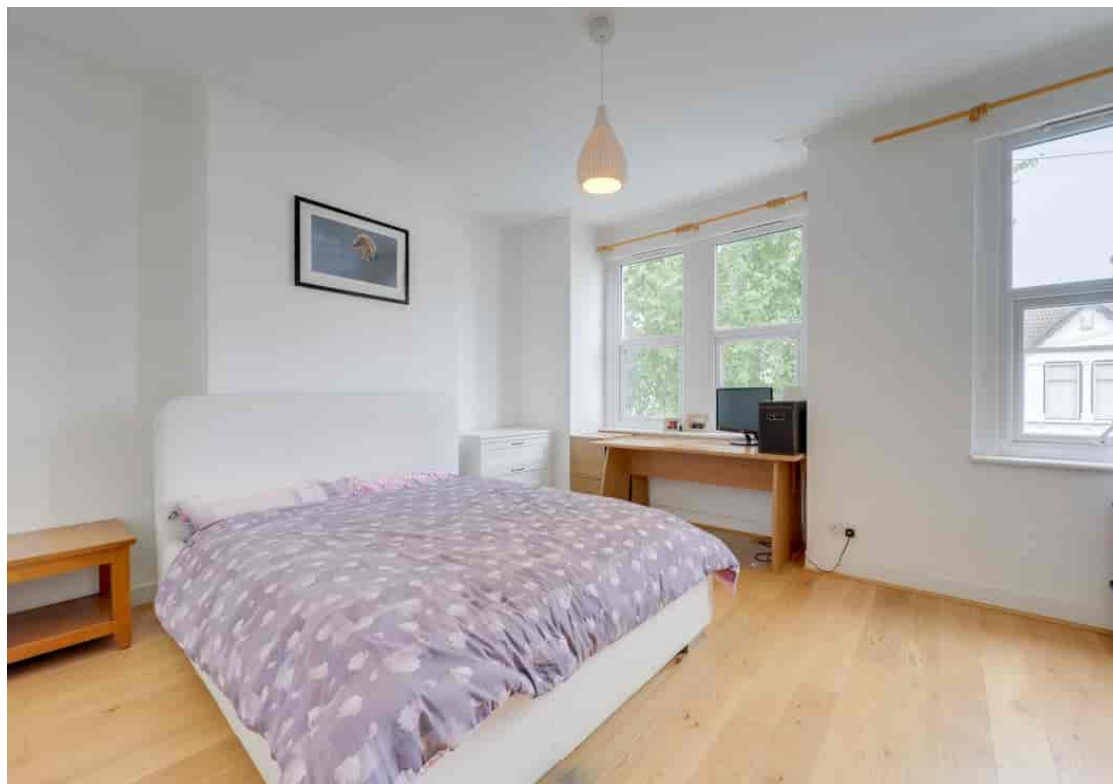


Total Area: 147.5 m² ... 1588 ft² (excluding garden, eaves storage)

All measurements are approximate and for display purposes only







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.