



**Guide Price £900,000 Freehold**  
4 bedroom terraced house

Hereford Gardens  
Hither Green

## Read all about it...

This charming and extended four-bedroom family home offers an exciting opportunity for buyers seeking a spacious, move-in-ready property in a vibrant and well-connected location. With a seamless blend of period charm and sleek contemporary finishes, this house is thoughtfully designed for modern family living.

Immaculately presented throughout, the ground floor boasts a light-filled and inviting double reception room, complete with a cast-iron fireplace and wood-burning stove, creating a cozy and welcoming atmosphere. To the rear, the stylish kitchen and dining area feature sleek modern units and are bathed in natural light. The first floor house three bedrooms, each featuring bespoke fitted wardrobes. Two of these rooms are spacious doubles, both showcasing charming period fireplaces. A modern family bathroom completes this floor. The second floor is home to a spacious double bedroom with a stylish en-suite shower room and excellent storage within the eaves, offering a private sanctuary for relaxation.

Outside, bi-folding doors open onto a raised decked patio, creating an ideal setting for alfresco dining and seamlessly connecting the indoor and outdoor living spaces. The lush lawn offers plenty of space for children to play or for gardening enthusiasts to enjoy, while a spacious garden room equipped with power provides versatile potential as a home office, gym, or additional storage.

Perfectly located near Hither Green Station, this home benefits from excellent transport links with fast and frequent services to Central London. The local area is thriving, with a fantastic range of independent shops, supermarkets, and diverse dining options just a short walk away. Families are well-catered for with highly regarded nurseries and schools nearby, including the Ofsted 'Outstanding' Brindishe Manor Primary School nearby. For outdoor lovers, the beautiful Manor House Gardens are just moments away, offering green open spaces, a café, and a playground.

This delightful home perfectly combines comfort, convenience, and community, making it an ideal choice for modern family living.

**Council Tax:** Lewisham band C

**FOUR BED TERRACED HOUSE  
MODERN KITCHEN & BATHROOMS  
0.3MI TO HITHER GREEN STATION**

**KITCHEN & LOFT EXTENDED  
TWO BATHROOMS  
CLOSE TO MANOR HOUSE GARDENS**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london)  
to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, wood flooring.

### Reception Room

4.07m x 3.40m (13' 4" x 11' 2")

Sash windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinetry, radiator, fitted carpet.

### Reception Room

3.60m x 3.24m (11' 10" x 10' 8")

Pendant ceiling light, wood burning stove, alcove cabinet, radiator, fitted carpet.

### Kitchen/Diner

5.41m x 4.73m (17' 9" x 15' 6")

Double-glazed windows and bi-folding doors to garden, inset ceiling spotlights, wall-mounted lights, fitted kitchen units, farmhouse style sink with mixer tap and drainer, plumbing for dishwasher and washing machine, range cooker with 5 ring gas hob, extractor hood, combi boiler, tile flooring.

## FIRST FLOOR

### Bedroom

4.16m x 3.20m (13' 8" x 10' 6")

Sash windows, plantations shutters, pendant ceiling light, fireplace, built-in wardrobes, radiator, wood flooring.

### Bedroom

3.41m x 3.25m (11' 2" x 10' 8")

Sash window, plantation shutters, pendant ceiling light, fireplace, built-in wardrobe, radiator, wood flooring.

### Bathroom

2.42m x 1.81m (7' 11" x 5' 11")

Sash window, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

### Bedroom

2.56m x 1.86m (8' 5" x 6' 1")

Sash window, plantation shutters, pendant ceiling light, built-in wardrobe, radiator, wood flooring.

## SECOND FLOOR

### Bedroom

4.95m x 3.46m (16' 3" x 11' 4")

Double-glazed windows, inset ceiling spotlights, eaves storage, electric wall heater, fitted carpet.

### Shower Room

2.16m x 1.69m (7' 1" x 5' 7")

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

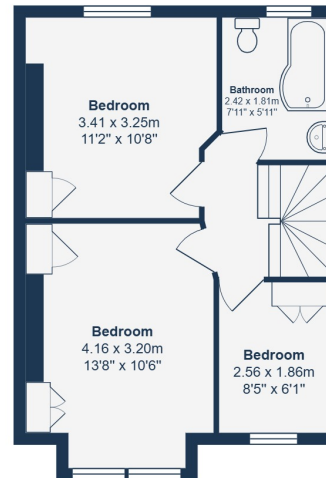
Raised wooden decking leading to lawn and a paved patio to rear.

### Garden Room

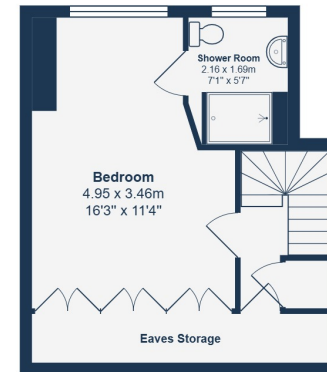
Garden room with power supply.



**Ground Floor**



**First Floor**



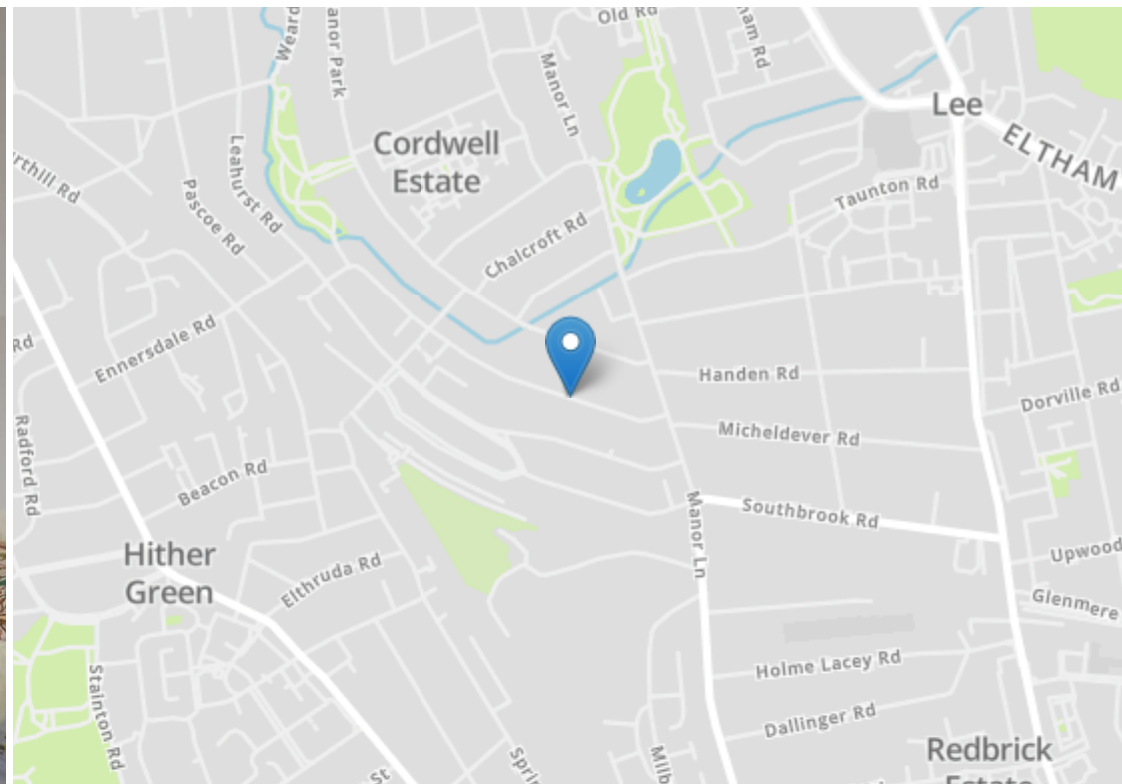
**Second Floor**

Total Area: 116.6 m<sup>2</sup> ... 1255 ft<sup>2</sup> (excluding garden room)

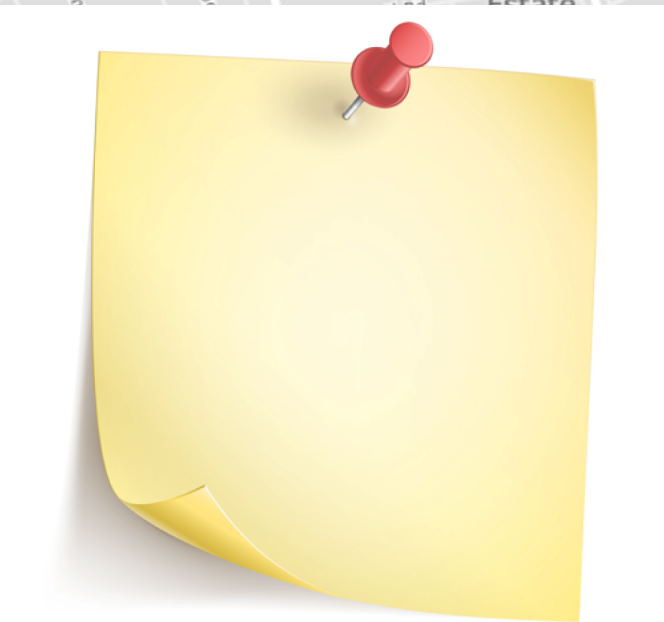
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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