



Guide Price £775,000 Freehold
3 bedroom terraced house

George Lane
Hither Green

Read all about it...

This spacious and characterful brick-fronted terraced house offers over 1,200 sqft of beautifully presented living space, seamlessly blending charming period details with sleek, contemporary finishes, making it perfect for modern family living.

Entering through a welcoming hallway, you'll find a cosy reception room complete with sash bay windows and a feature fireplace. The light-filled kitchen diner is equipped with modern units, a built-in breakfast bar, and a dining area overlooking the lovingly maintained garden—ideal for entertaining and everyday family life. An additional reception room, currently used as a playroom, could easily serve as a study or den, making this space adaptable for your family's needs.

Upstairs, a skylight brightens the landing and leads to a stylish family bathroom with a sleek four-piece suite. Three generously sized bedrooms, each featuring built-in storage and charming feature fireplaces, offer comfort and character. The first floor also includes a convenient additional WC and access to a spacious loft, providing ample storage and potential for future expansion (STPP).

Ideally located for excellent transport links, this property is just a short distance from Hither Green Station, which provides quick and frequent connections into Central London. The vibrant local area offers an array of independent shops, supermarkets, and enticing places to eat and drink, making it perfect for those who enjoy a lively community feel. Essential amenities such as a GP practice, pharmacy, and a 24-hour Anytime Fitness gym are all within easy reach.

Popular with families, Hither Green is well-served by nurseries and schools, and the beautiful open spaces of Mountsfield Park, just a short stroll away, provide a wonderful setting for outdoor activities and leisurely walks.

Tenure: Freehold | Council Tax: Lewisham band D

BEAUTIFUL PERIOD FEATURES
SPACIOUS KITCHEN/DINER
APPROX 1,264SQFT.

TWO RECEPTION ROOMS
MODERN BATHROOM & WC
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

Entrance Hall

Pendant ceiling lights, understairs storage cupboard, column radiator, parquet flooring.

Reception Room

12' 2" x 11' 11" (3.71m x 3.63m)

Double-glazed sash bay windows, pendant ceiling light, fireplace, solid acacia wood shelving, column radiator, wood flooring.

Play Room

11' 1" x 10' 7" (3.38m x 3.23m)

Double-glazed French doors to garden, pendant ceiling light, fireplace, built-in cupboard, column radiator, wood flooring.

Kitchen / Diner

24' 0" x 10' 6" (7.32m x 3.20m)

Double-glazed windows and French doors to garden, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washer/dryer and microwave, freestanding fridge/freezer, fireplace with wood burning stove, wall radiator, parquet flooring.

FIRST FLOOR

Landing

Skylight, pendant ceiling lights, storage cupboard, fitted carpet.

Bedroom

15' 11" x 11' 11" (4.85m x 3.63m)

Double-glazed sash windows, pendant ceiling light, fireplace, built-in wardrobes, column radiator, fitted carpet.

Bedroom

11' 1" x 10' 6" (3.38m x 3.20m)

Double-glazed sash window, pendant ceiling light, fireplace, built-in wardrobe, column radiator, fitted carpet.

WC

7' 5" x 2' 10" (2.26m x 0.86m)

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

Bathroom

8' 11" x 7' 5" (2.72m x 2.26m)

Double-glazed window, inset ceiling spotlights, walk-in shower with rainfall and handheld shower heads, bathtub, washbasin, WC, heated towel rail, combi boiler, tile flooring.

Bedroom

11' 0" x 10' 6" (3.35m x 3.20m)

Double-glazed sash windows, pendant ceiling light, fireplace, built-in wardrobe and shelving, column radiator, fitted carpet.

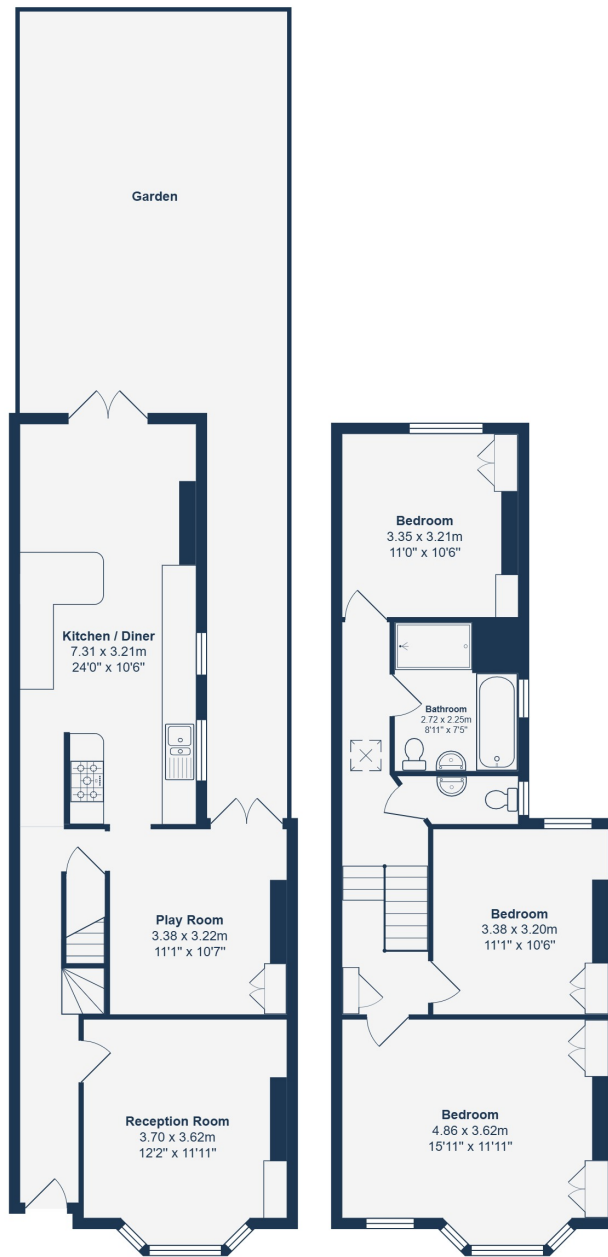
OUTSIDE

Front Garden

Paved garden, bike shed.

Rear Garden

Paved patio leading to lawn, mature plant borders, rear patio and storage shed.



Ground Floor

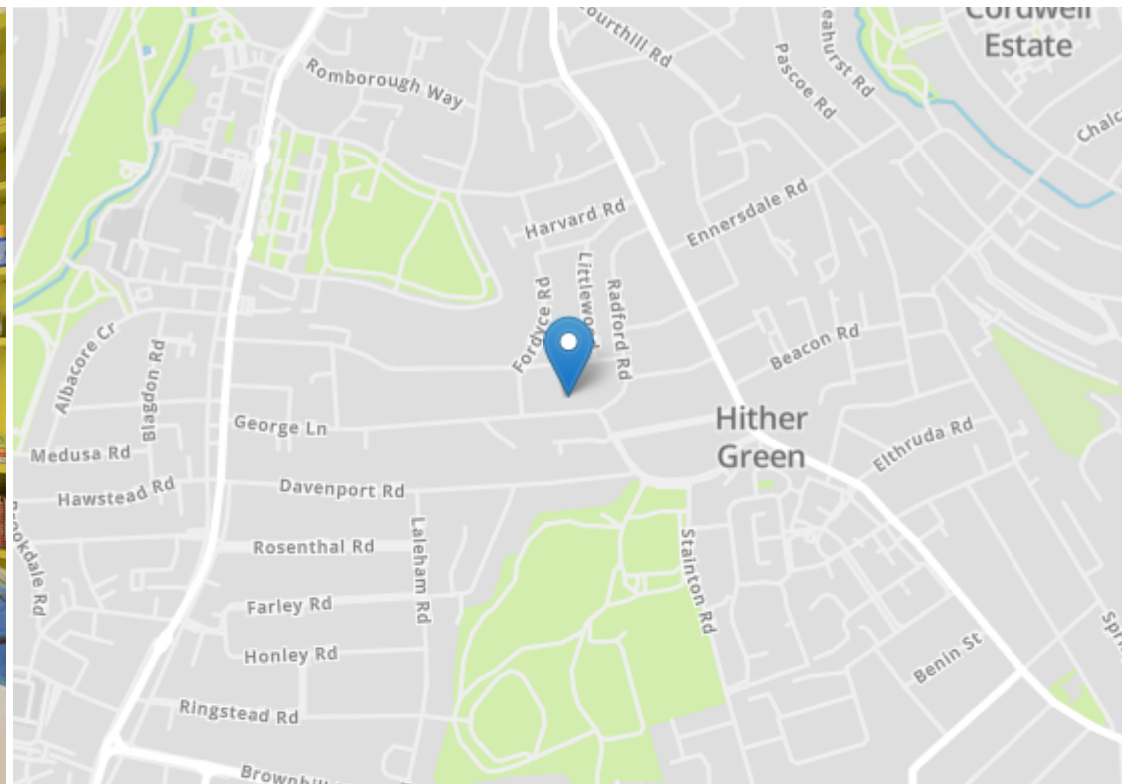
First Floor

Total Area: 117.5 m² ... 1264 ft²

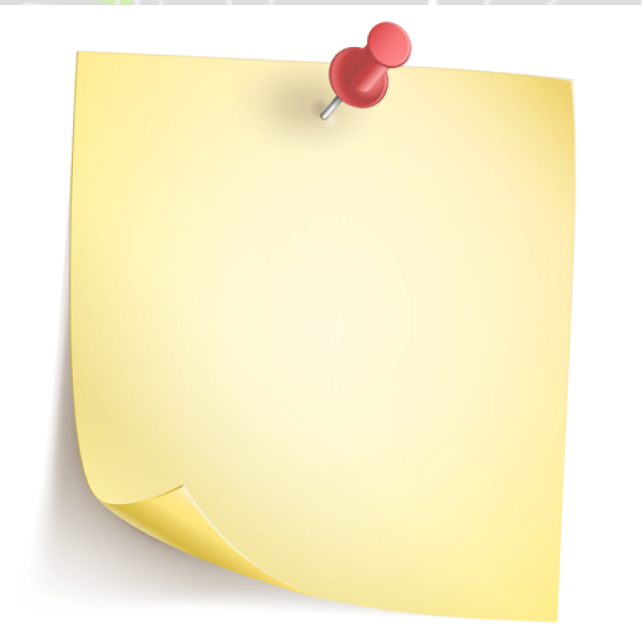
Drawn for Stanfords Sales & Lettings
 This floor plan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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