

# Stanfords

— sales & lettings —



**Guide Price £750,000 Freehold**  
3 bedroom end of terrace house

Pascoe Road  
Hither Green  
SE13

## Read all about it...

This well presented and rear extended, spacious three bedroom 1930's end of terrace home is located on Pascoe Road, in Hither Green. The property spans over 1000sqft internally and has been beautifully maintained throughout while still retaining some period features.

The ground floor comprises a welcoming entrance hall with understairs storage and, to the front of the property, a lounge with large bay windows offering lots of natural light complete with wood burning stove. To the rear is an open plan and extended kitchen/diner with plenty of storage and bifold doors that flow onto the expansive garden complete with premium Millboard decking and patio seating area.

The first floor consists of spacious bedroom with bay windows and bespoke fitted wardrobes, a further double bedroom, plus a 3rd bedroom perfect for a nursery or study and family bathroom - there is also access to the loft with plenty of storage space.

Ideally located just 0.3 miles from Hither Green Station offering a wide range of commuter services directly into Central London. The house is just a stone's throw away from the ever popular Manor Park & Manor House Gardens that includes tennis courts, a play area and a café. The property also benefits from being close to a variety of local amenities and catchment to local schools.

Tenure: Freehold

**3 BEDROOM**  
**KITCHEN EXTENSION**  
**0.3 MILES TO HITHER GREEN**  
**STATION**  
**PERIOD FEATURES**

**END OF TERRACE**  
**SUBSTANTIAL GARDEN**  
**WOOD BURNING STOVE**  
**TOTAL AREA - 1,038SQFT.**



Like what you see?

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## GROUND FLOOR

### Entrance Hall

13' 4" x 5' 11" (4.06m x 1.80m)

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

### Lounge

13' 9" x 12' 9" (4.18m x 3.88m)

Double-glazed windows, plantation shutters, pendant ceiling light, fireplace with wood burning stove, alcove cabinetry, radiator, wood flooring.

### Kitchen/Diner

19' 11" x 16' 11" (6.08m x 5.14m)

Bi-fold doors to garden, roof windows, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, microwave, gas hob and extractor hood, combi boiler, feature fireplace surround, radiator, wood flooring.

## FIRST FLOOR

### Bedroom

13' 9" x 11' 6" (4.20m x 3.51m)

Double-glazed windows, plantation shutters, pendant ceiling light, built-in wardrobes, cast iron fireplace, radiator, wood flooring.

### Bedroom

11' 6" x 11' 6" (3.51m x 3.50m)

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

### Bedroom

8' 1" x 7' 10" (2.47m x 2.40m)

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, wood flooring.

### Bathroom

8' 1" x 5' 9" (2.47m x 1.74m)

Double-glazed windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

### Landing

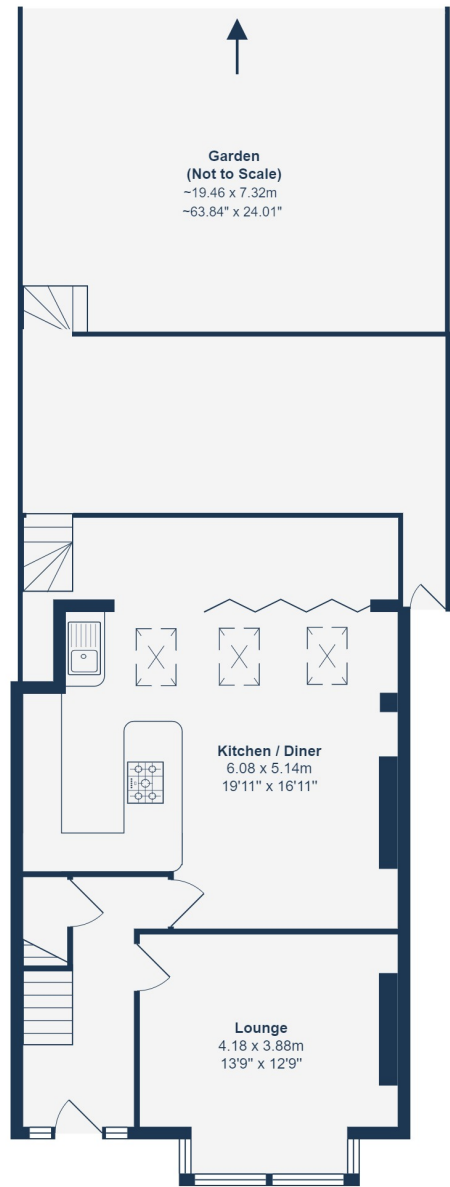
8' 10" x 8' 1" (2.70m x 2.47m)

Ceiling light, storage cupboard, access to loft, fitted carpet.

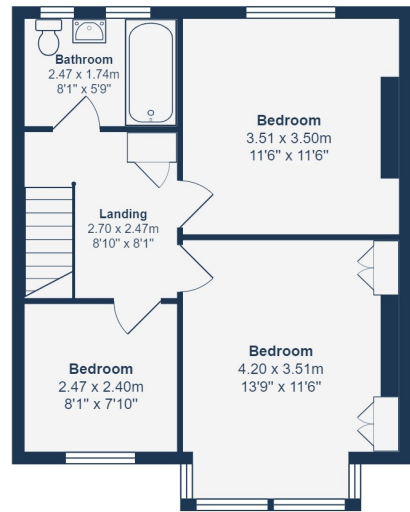
## OUTSIDE

### Garden

Tiered garden with raised decking leading to lawn with mature shrubs and tree borders and paved patio to rear. Side access.



Ground Floor



First Floor

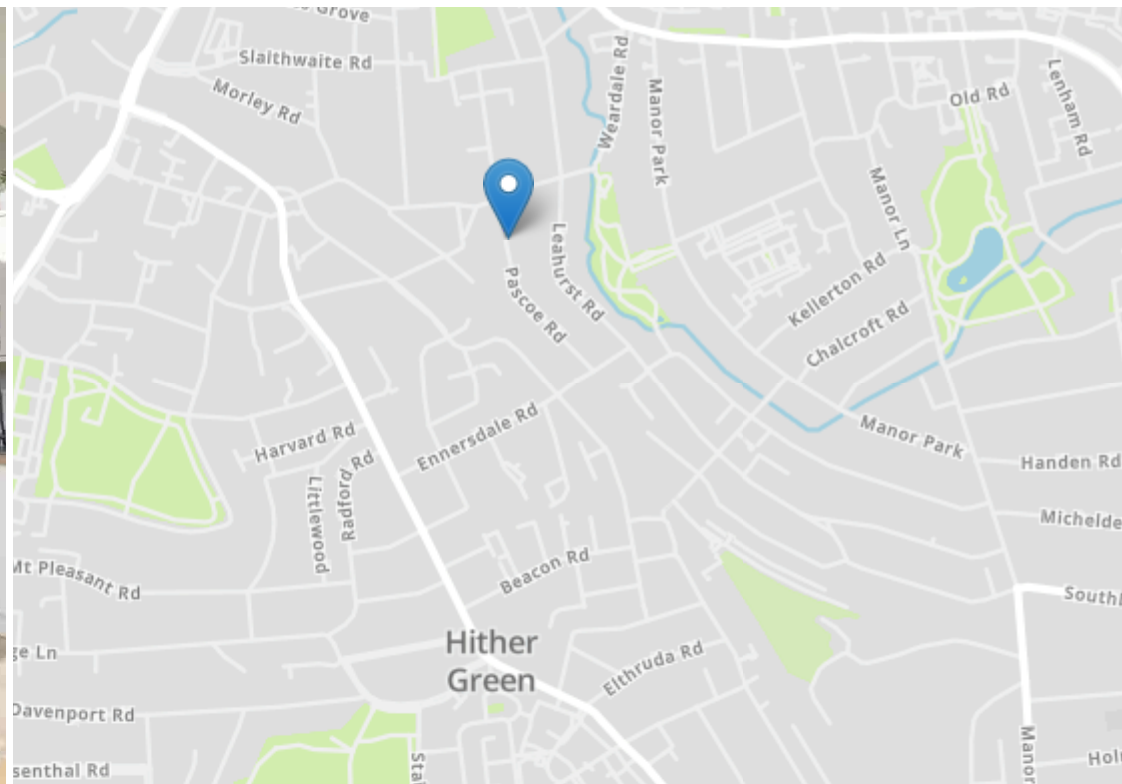
Total Area: 96.5 m<sup>2</sup> ... 1038 ft<sup>2</sup> (excluding garden)

Drawn for Stanfords Sales & Lettings

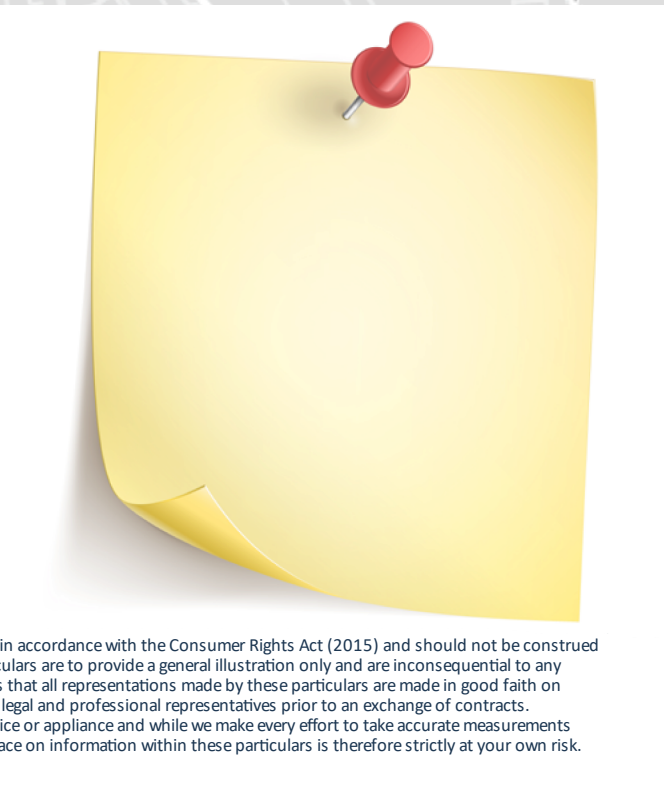
This floor plan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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