

Stanfords

— sales & lettings —



£725,000

3 bedroom terraced house

Mount Pleasant Road

Hither Green

Read all about it...

This spacious three double bedroom, mid-terrace family home is located on the quiet residential street of Mount Pleasant Road. Situated just 0.6 miles from Hither Green Station, providing a range of commuter services to Central London, this property also benefits from being close to local amenities including shops, cafes, and parks.

Boasting period features and beautifully presented throughout, the property is arranged over two floors, with the potential to extend further - STPP. The ground floor consists of an open-plan lounge and dining room, a spacious kitchen/diner and under-stair storage cupboards. On the first floor, there are three good-sized bedrooms and the family bathroom along with a utility cupboard that houses the boiler.

Accessed via the kitchen is a stunning south-facing garden with a large lawn section and a separate seating area to the rear. Perfect for enjoying warm summer days with its all-day sunshine.

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

GROUND FLOOR

Lounge

13' 10" x 11' 10" (4.22m x 3.61m)

Double glazed sash windows, pendant ceiling light, fireplace, alcove shelving, radiator, fitted carpet.

Dining Room

12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window, pendant ceiling light, radiator, fitted carpet.

Kitchen / Breakfast Room

20' 1" x 9' 4" (6.12m x 2.84m)

Double glazed windows and door to garden, ceiling spotlights, fitted kitchen units, farmhouse style sink with mixer tap, integrated dishwasher, plumbing for washing machine, range cook, extractor hood, radiator, laminate wood flooring.

FIRST FLOOR

Bedroom

16' 2" x 14' 1" (4.93m x 4.29m)

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

Bedroom

12' 0" x 10' 3" (3.66m x 3.12m)

Double glazed window, pendant ceiling light, alcove shelving, radiator, fitted carpet.

Bedroom

9' 4" x 7' 8" (2.84m x 2.34m)

Double glazed window, pendant ceiling light, fitted wardrobe, radiator, fitted carpet.

Bathroom

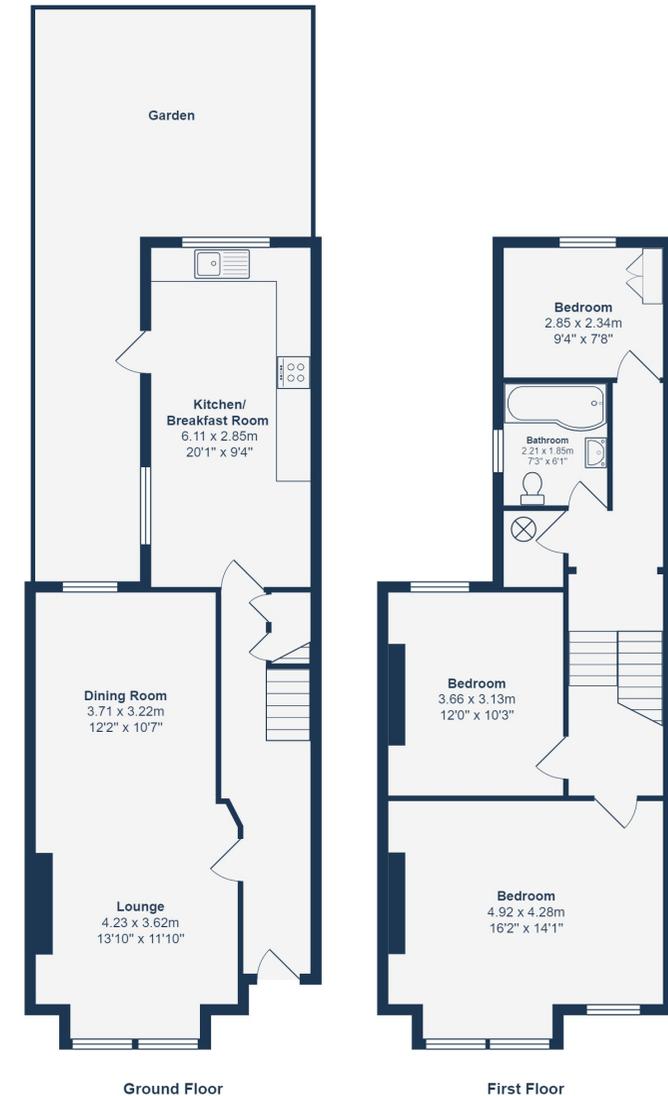
7' 3" x 6' 1" (2.21m x 1.85m)

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

OUTSIDE

Garden

Paved patios to front and rear, lawn with mature plant borders.



Total Area: 110.6 m² ... 1191 ft² (excluding garden)

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.

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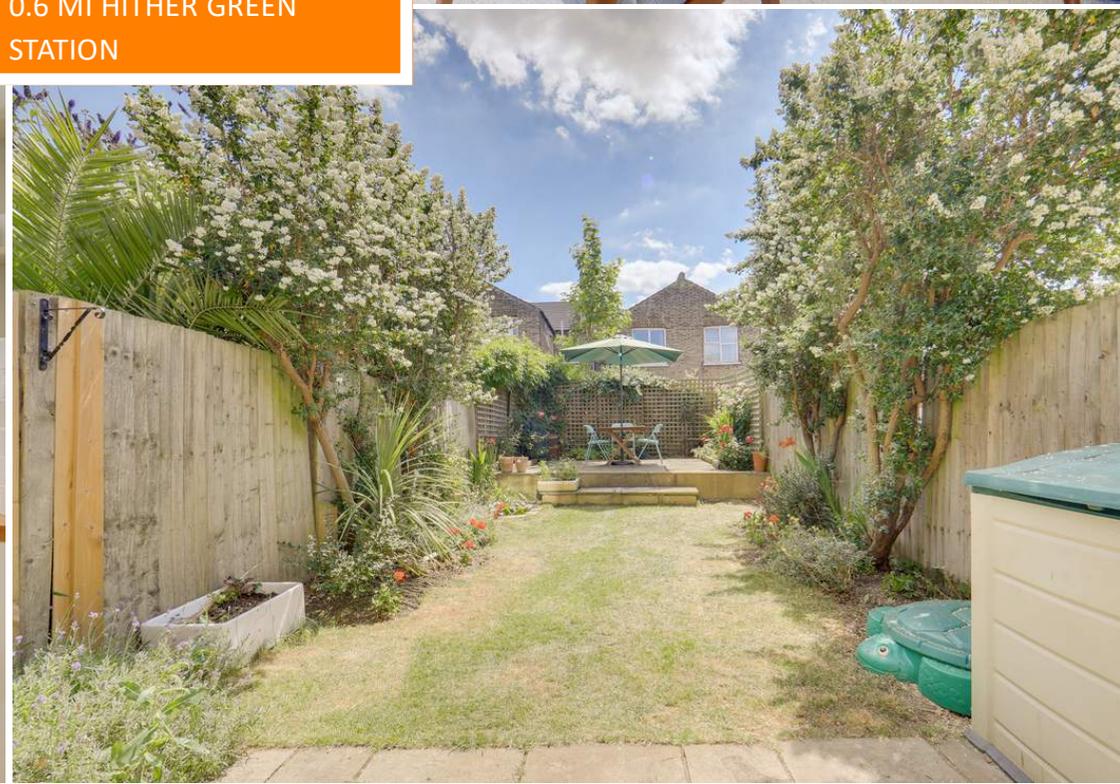
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

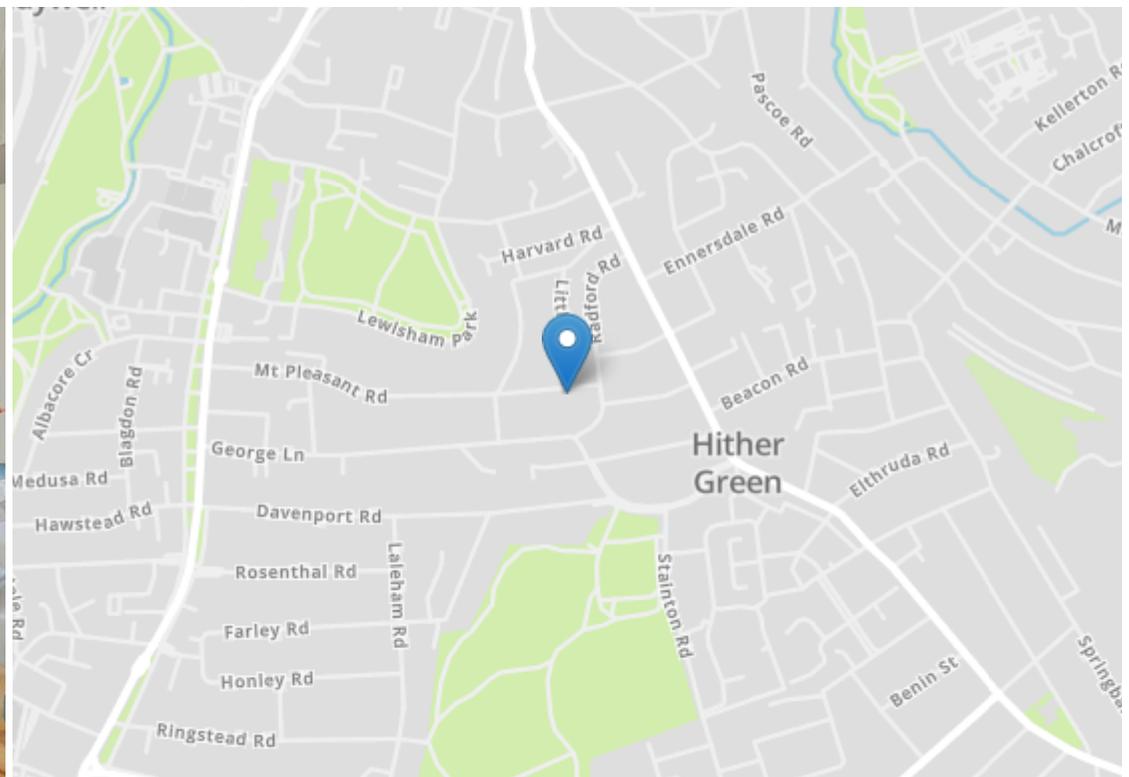
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THREE DOUBLE BEDROOMS
POTENTIAL TO EXTEND (STP)
TOTAL AREA - 1191SQFT.

SOUTH FACING GARDEN
0.6 MI HITHER GREEN
STATION





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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