

Stanfords

— sales & lettings —



£850,000 Freehold
4 bedroom terraced house

Springbank Road
Hither Green

Read all about it...

This stunning four-bedroom mid-terrace house, arranged over three spacious floors, offers the perfect family home in the heart of Hither Green. Ideally located just a short walk from Hither Green Station, it provides excellent commuter links to Central London and is close to a variety of local amenities, including charming independent shops, restaurants, and cafés. The area is popular with young families, benefiting from well-regarded nurseries and primary schools, as well as plenty of nearby green spaces like the beautiful Mountsfield Park.

The property is beautifully presented, retaining charming period features throughout. On the ground floor, you'll find a cosy lounge with a working log burner, alongside a dining room with another feature fireplace and bespoke fitted cabinetry. These two rooms are cleverly separated by folding doors, offering flexible living options. The modern kitchen boasts sleek units, integrated appliances, and a built-in breakfast bar. Upstairs, the first floor offers two generously sized bedrooms and a luxurious family bathroom, complete with a freestanding bathtub and walk-in shower. The loft extension, added by the current owners, provides two additional bedrooms on the second floor and a sleek modern shower room. Outside, the home is complemented by a lovingly maintained garden, ideal for entertaining and enjoying warm summer days.

Tenure: Freehold | **Council Tax:** Lewisham band C



**FOUR BED FAMILY HOME
PERIOD FEATURES
CLOSE TO HITHER GREEN
STATION**

**LOFT AND KITCHEN EXTENDED
STUNNING BATHROOMS
TOTAL AREA - 1,387SQFT.**

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' 6" x 11' 2" (4.11m x 3.40m)

Double glazed bay window, pendant ceiling light, fireplace with log burner, radiator, wood flooring.

Dining Room

14' 7" x 11' 5" (4.45m x 3.48m)

Pendant ceiling light, under stair cupboard, fireplace, alcove shelving and cabinets, wood flooring.

Kitchen

14' 7" x 12' 11" (4.45m x 3.94m)

Double glazed windows and door to garden, skylights, spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated appliances; oven, 5 ring gas hob, extractor hood, fridge/freezer, wine cooler, dishwasher and washing machine, wall radiator, wood flooring.

FIRST FLOOR

Bedroom

14' 7" x 13' 6" (4.45m x 4.11m)

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

Bedroom

11' 5" x 9' 0" (3.48m x 2.74m)

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

Bathroom

9' 0" x 8' 8" (2.74m x 2.64m)

Obscured double glazed window, spotlights, freestanding bathtub with handheld shower, walk-in shower, pedestal washbasin, WC, built-in cupboard, heated towel rail, tiled flooring.

SECOND FLOOR

Bedroom

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window, spotlights, radiator, fitted carpet.

Shower Room

7' 11" x 5' 3" (2.41m x 1.60m)

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

Bedroom

14' 7" x 14' 2" (4.45m x 4.32m)

Roof windows, spotlights, eaves storage, radiator, fitted carpet.

OUTSIDE

Garden

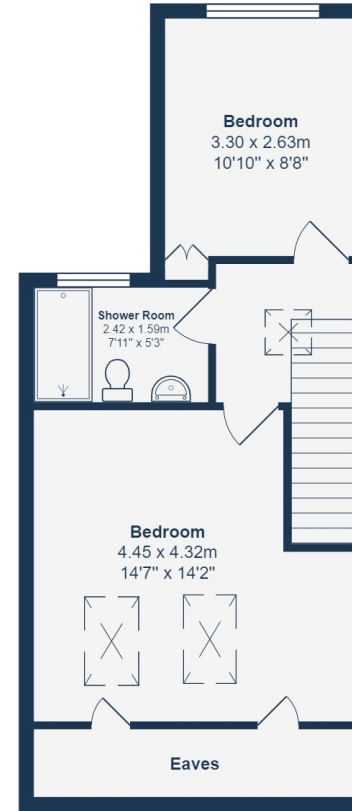
Front and rear patios, lawned area with mature plant borders, storage shed.



Ground Floor



First Floor



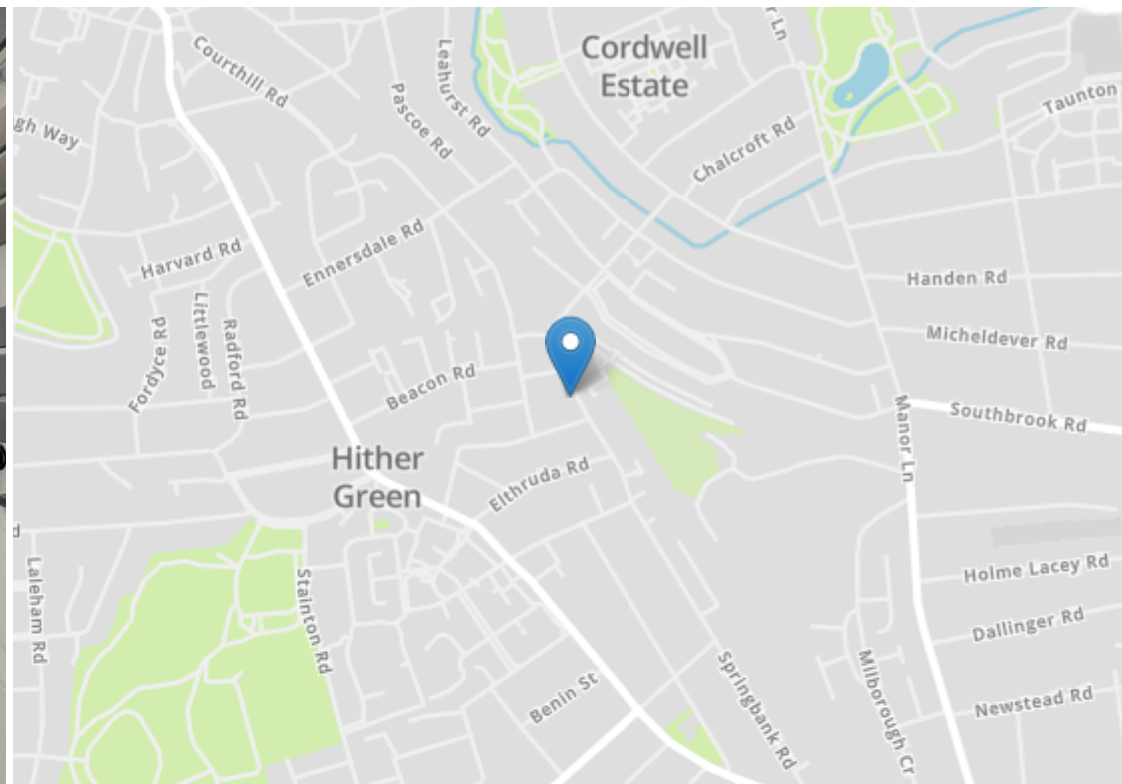
Second Floor

Total Area: 128.9 m² ... 1387 ft² (excluding eaves, garden)

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		82
(69-80)	C	70	
(55-68)	D		
(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.