

# Stanfords

— sales & lettings —



**Guide Price £525,000 Freehold**

3 bedroom terraced house

Nightingale Grove

Hither Green



# Read all about it...

A fantastic three-bedroom mid-terrace house on Nightingale Grove in Hither Green.

Well-presented throughout, the ground floor of this property boasts a spacious open plan living and dining room with access to garden, and the kitchen to the rear. Upstairs there are three bedrooms, two of which are good-sized doubles, and a modern four piece bathroom suite and access to the loft for storage.

Ideally located within walking distance of Hither Green Station, proving a range of services into Central London, this property is also well situated for good nurseries and schools and friendly local shops, cafes and pubs.

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

## GROUND FLOOR

### Lounge

14' 5" x 13' 7" (4.39m x 4.14m)

Double-glazed bay windows, ceiling spotlights, alcove shelving, radiator, fitted carpet.

### Dining Room

9' 11" x 8' 4" (3.02m x 2.54m)

Door to garden, ceiling spotlights, radiator, fitted carpet.

### Kitchen

12' 9" x 8' 5" (3.89m x 2.57m)

Double-glazed windows, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven, gas hob and extractor hood, tiled flooring.

## FIRST FLOOR

### Bedroom

11' 1" x 9' 2" (3.38m x 2.79m)

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

### Bedroom

8' 10" x 8' 8" (2.69m x 2.64m)

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

### Bedroom

12' 1" x 5' 6" (3.68m x 1.68m)

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

### Bathroom

10' 4" x 8' 5" (3.15m x 2.57m)

Double-glazed window, flush ceiling light, bathtub, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

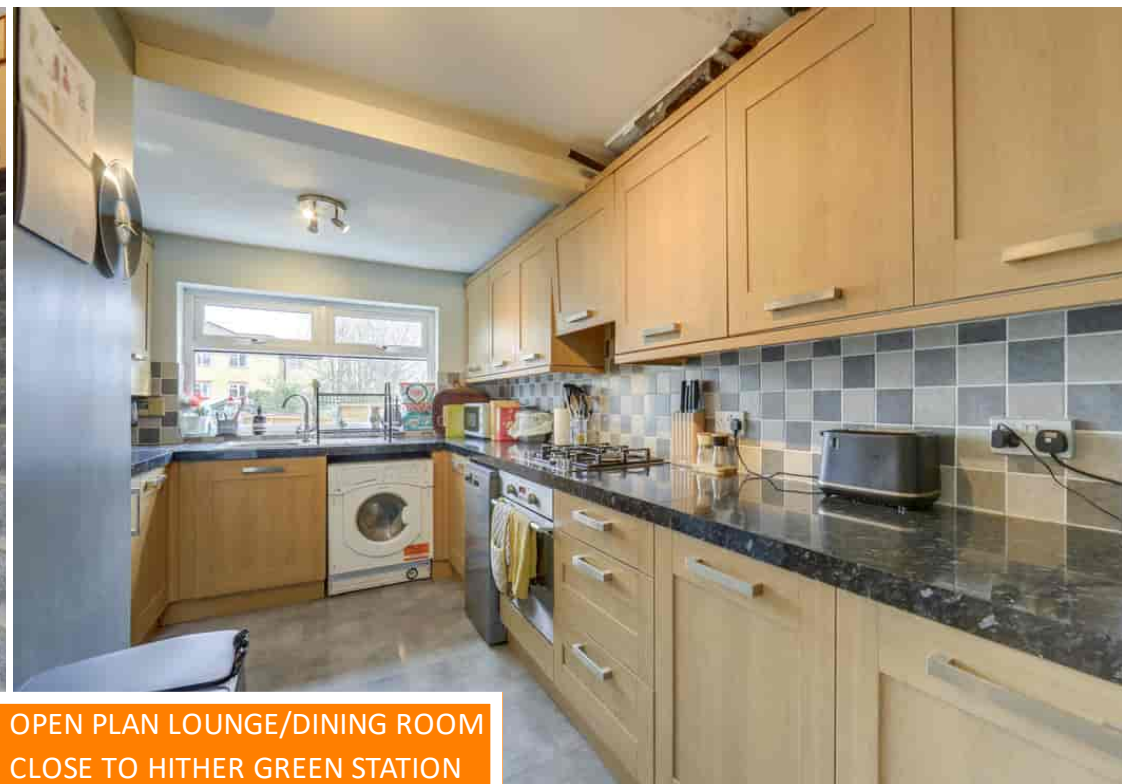
Raised decking leading to gravel and plant borders.



Like what you see?

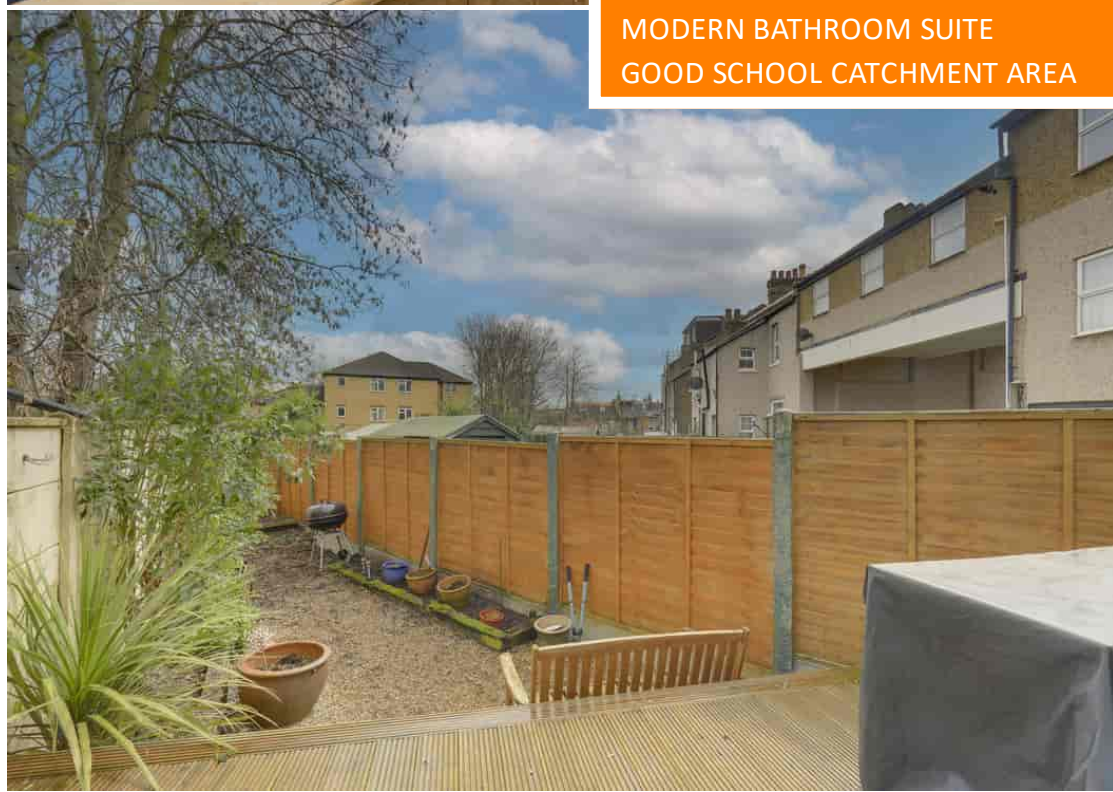
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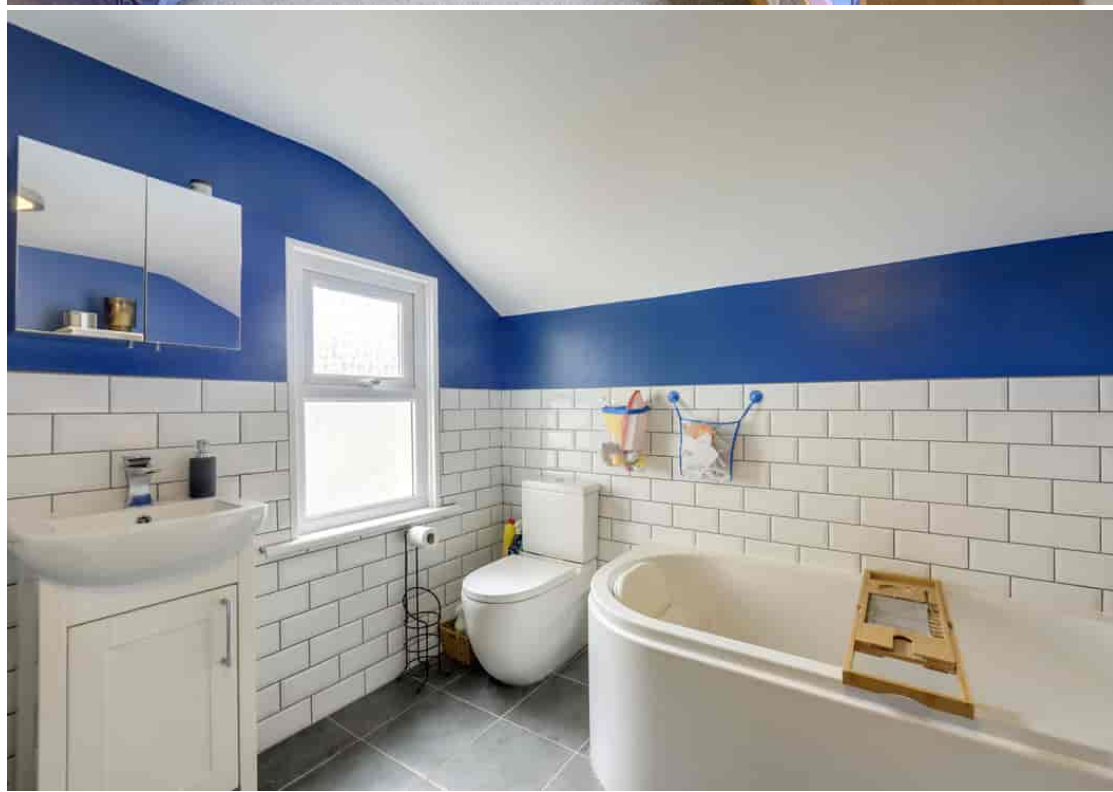
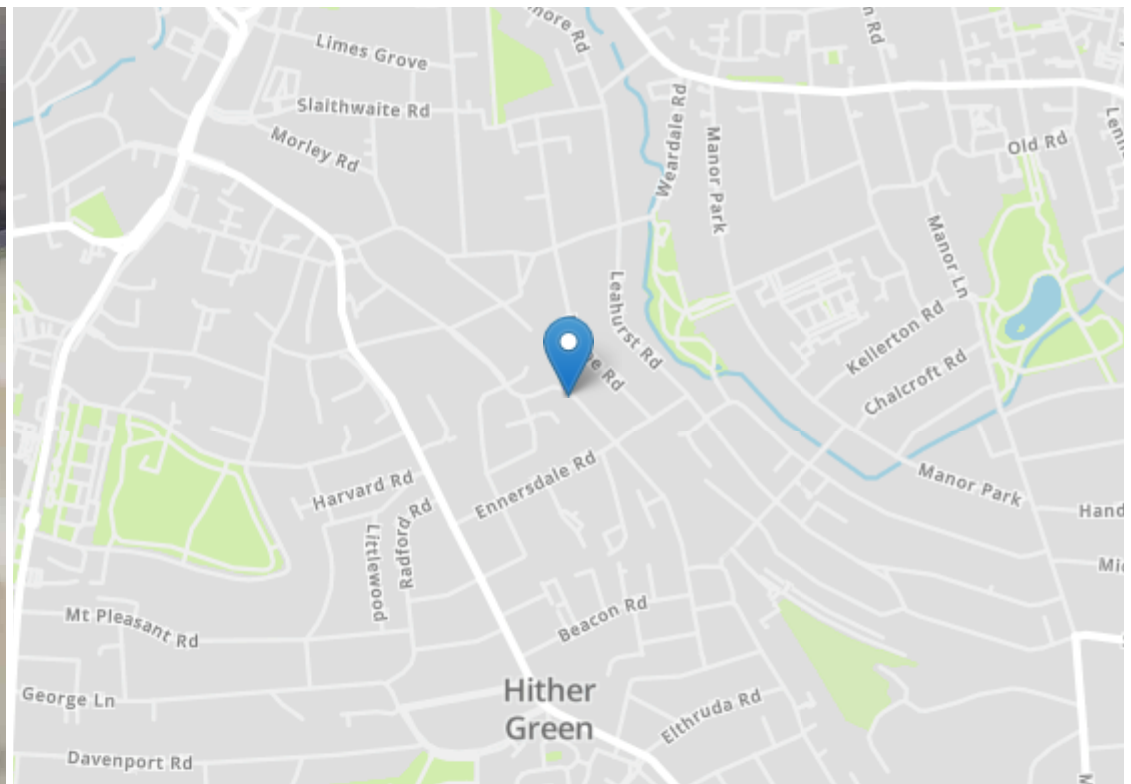


THREE BEDROOM TERRACED HOUSE  
MODERN BATHROOM SUITE  
GOOD SCHOOL CATCHMENT AREA

OPEN PLAN LOUNGE/DINING ROOM  
CLOSE TO HITHER GREEN STATION  
APPROX 799SQFT.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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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