

# Stanfords

— sales & lettings —



**£775,000**

4 bedroom terraced house

Murillo Road  
Hither Green

## Read all about it...

A fantastic four-bedroom, mid-terrace family home situated on Murillo Road, a quiet residential street in Hither Green. The property is located 0.7 miles from Hither Green Station as well as being within 1 mile of Blackheath Village & Lewisham for the DLR, providing easy access to central London and surrounding areas. Other amenities including cafes, shops and restaurants can all be found just a short walk away!

Internally the property features a bright and airy lounge/dining room, a spacious and modern kitchen with integrated appliances and doors leading to the rear garden. The first floor offers 3 bedrooms and a family bathroom, whilst the loft has been converted to create an additional double bedroom and shower room. This property also benefits from a low-maintenance rear garden - perfect for entertaining during the warmer summer months and a cellar.

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



**FOUR BEDROOMS**  
**TERRACED HOUSE**  
**TOTAL AREA - 1,408SQFT.**

**PRIVATE GARDEN**  
**0.7 MILES FROM HITHER GREEN**  
**STATION**  
**FAMILY HOME**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant light, radiator, wood floorboards

### Lounge/Dining Room

15' 0" x 13' 3" (4.57m x 4.04m)

Pendant light, front and rear facing double glazed windows, radiator, fireplace, wood floorboards

### Kitchen

16' 7" x 9' 2" (5.05m x 2.79m)

Spotlights, rear facing double glazed window, radiator, matching wall and base units, ceramic sink with drainer and single tap, quartz countertops, integrated electric oven and gas hob, integrated microwave, herringbone tile flooring, door to garden

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bathroom

Spotlights, rear facing double glazed window, freestanding wash basin, panel enclosed bath/shower, W/C, tile flooring

### Bedroom

14' 1" x 10' 5" (4.29m x 3.17m)

Pendant light, rear-facing double glazed windows, radiator, fireplace, fitted wardrobe, fitted carpet.

### Bedroom

14' 5" x 10' 5" (4.39m x 3.17m)

Pendant light, front-facing double glazed windows, radiator, fireplace, fitted wardrobe, fitted carpet.

### Bedroom

8' 10" x 6' 2" (2.69m x 1.88m)

Pendant light, front-facing double-glazed windows, radiator, fitted carpet.

## SECOND FLOOR

### Bedroom

20' 3" x 13' 2" (6.17m x 4.01m)

Spotlights, skylights, rear facing double glazed windows, fitted carpet

### Ensuite

Spotlights, rear facing double glazed window, washbasin with vanity unit, walk-in shower, heated towel rail, W/C, tile flooring

### GARDEN

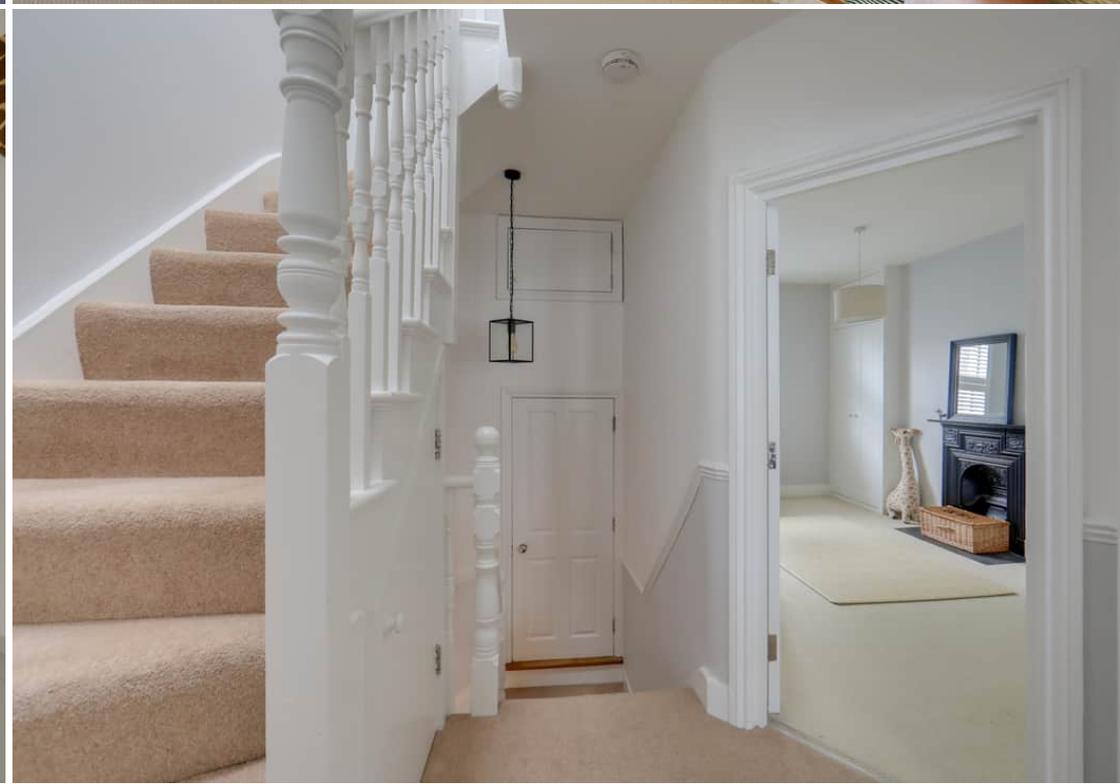
Wood decking



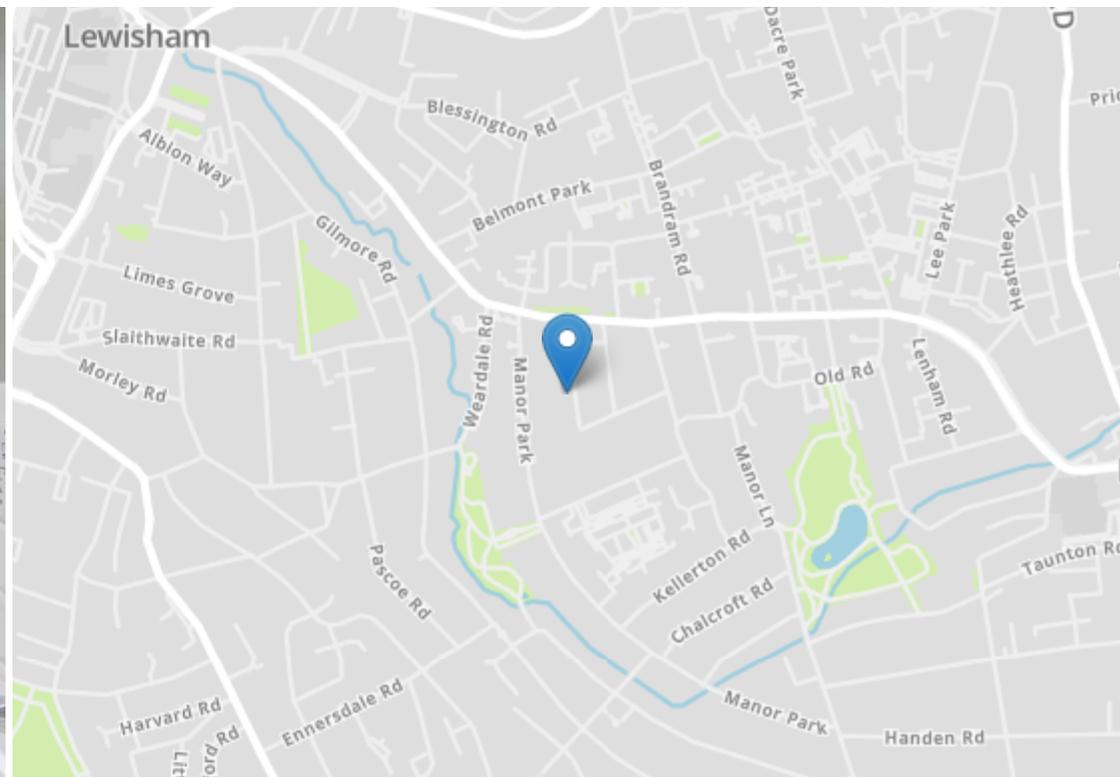
Total Area: 130.8 m<sup>2</sup> ... 1408 ft<sup>2</sup> (excluding garden, eaves storage)

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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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