

Stanfords
— sales & lettings —



O.I.E.O £650,000 Freehold
3 bedroom terraced house

Benin Street
Hither Green

Read all about it...

A spacious three-bedroom terraced house, offered to the market with no onward chain.

Stepping inside, the entrance hall provides plenty of space for storing shoes and coats, leading to a front reception room where a period feature fireplace, ornate ceiling rose, and cornicing add charm and character. Further along the hallway, there is a separate dining room and a convenient ground-floor shower room. To the rear, the well-sized kitchen features French doors opening onto the garden, creating a bright and airy space.

Upstairs, there are three generously sized double bedrooms, a family bathroom, and loft access, offering ample storage.

This property is perfect for buyers seeking excellent transport links and a vibrant local community. Hither Green Station, just half a mile away, provides frequent services into Central London and beyond. The area offers a range of amenities, including a GP practice, pharmacy, 24-hour Anytime Fitness gym, independent shops, supermarkets, and a variety of cafés and restaurants. Hither Green is especially popular with families due to its highly regarded nurseries, schools, and beautiful open spaces like Mountsfield Park.

A fantastic opportunity to create a home tailored to your taste, this spacious property is a blank canvas in a prime location.

Council tax: Lewisham band D

**NO ONWARD CHAIN
THREE DOUBLE BEDROOMS
CLOSE TO MOUNTSFIELD PARK**

**TERRACED FAMILY HOME
BATHROOM & SHOWER ROOM
0.4MI TO HITHER GREEN
STATION**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant ceiling lights, under stairs storage cupboards, radiator, laminate wood flooring.

Reception Room

3.83m x 3.68m (12' 7" x 12' 1")

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

Dining Room

3.36m x 3.10m (11' 0" x 10' 2")

Double-glazed window, pendant ceiling light, radiator, laminate wood flooring.

Kitchen

5.33m x 3.06m (17' 6" x 10' 0")

Double-glazed French doors to garden, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, radiator, tile flooring.

Shower Room

2.73m x 1.30m (8' 11" x 4' 3")

Double-glazed window, ceiling light, walk-in shower, pedestal washbasin, WC, radiator, tile flooring.

SECOND FLOOR

Landing

Pendant ceiling light, storage cupboard, loft access, fitted carpet.

Bedroom

4.78m x 3.83m (15' 8" x 12' 7")

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

Bedroom

3.63m x 3.10m (11' 11" x 10' 2")

Double-glazed window, pendant ceiling light, fireplace, radiator, laminate wood flooring.

Bedroom

3.90m x 3.06m (12' 10" x 10' 0")

Double-glazed window, pendant ceiling light, radiator, laminate wood flooring.

Bathroom

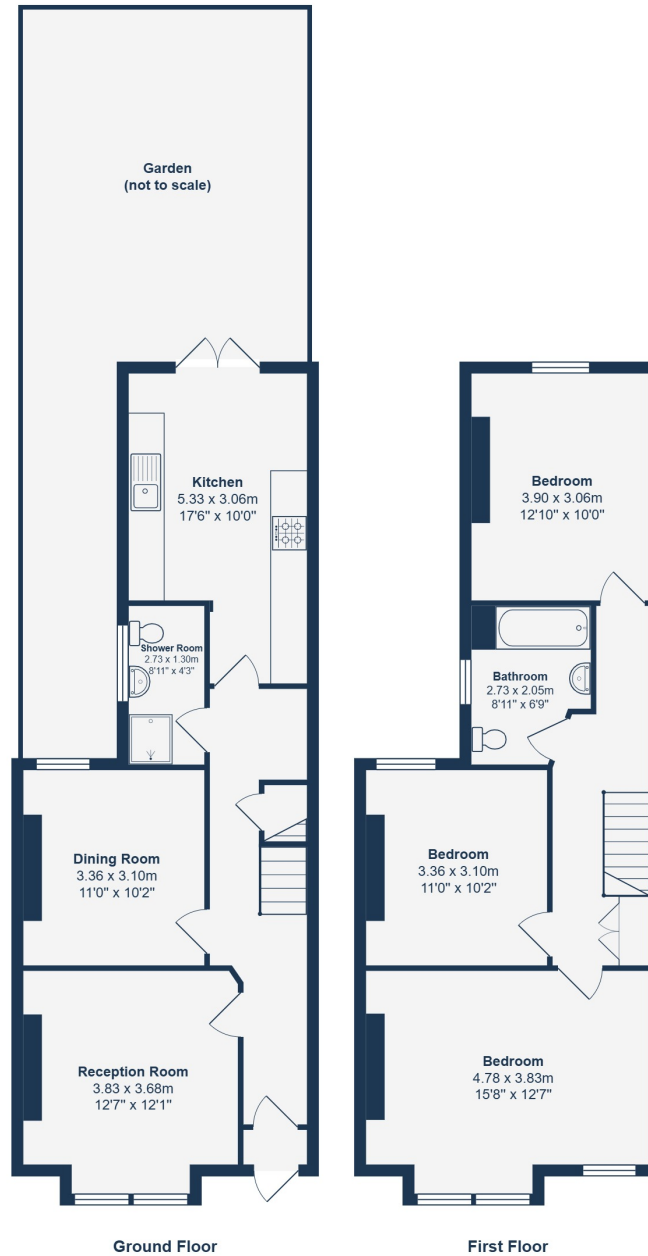
2.73m x 2.05m (8' 11" x 6' 9")

Double-glazed window, flush ceiling light, bathtub with shower and screen, pedestal washbasin, WC, radiator, tile flooring.

OUTSIDE

Garden

Paved garden with plant bed borders.



Ground Floor

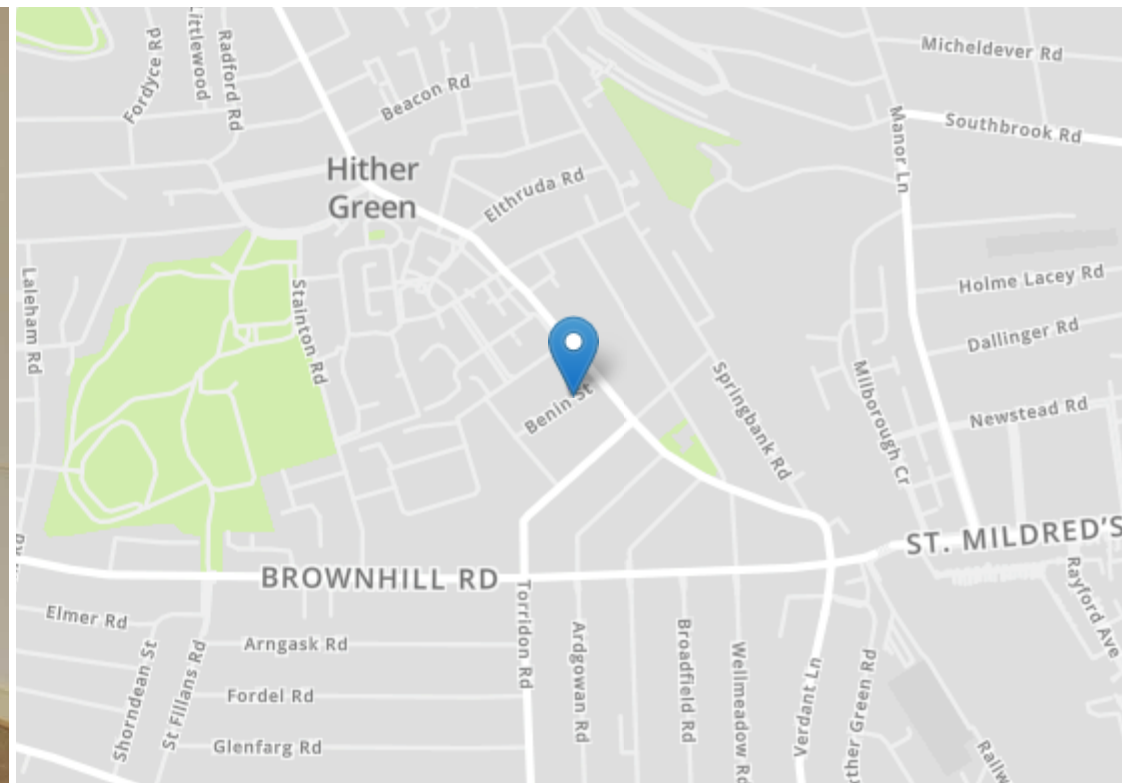
First Floor

Total Area: 109.7 m² ... 1181 ft²

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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