

Stanfords

— sales & lettings —



£735,000

3 bedroom terraced house

Beacon Road
Hither Green

Read all about it...

Situated on Beacon Road, in the heart of Hither Green, this fantastic three bedroom family home is ideally located near outstanding schools, friendly local shops, cafes and pubs and just moments away from Hither Green Station.

Set over two floors and beautifully presented throughout, the ground floor of this property consists of a light and spacious reception room to the front and an open plan kitchen/dining/family room leading out to a south facing garden to the rear - plus a guest WC and utility cupboard. On the first floor are three double bedrooms, a stylish 4 piece bathroom suite and access to the loft for storage.

Tenure: Freehold | Council Tax: Lewisham Band D



THREE DOUBLE BEDROOMS
SOUTH FACING GARDEN
TOTAL AREA - 1,198SQFT.

KITCHEN / DINER
VICTORIAN TERRACE
0.2 MI TO HITHER GREEN
STATION

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

7.10m x 3.60m (23' 4" x 11' 10")

Sash windows to front with plantation shutters, sash window to rear, pendant ceiling lights, radiators, wood flooring.

Kitchen

3.61m x 3.08m (11' 10" x 10' 1")

Double glazed windows, ceiling lights, fitted kitchen units, farmhouse style sink with mixer tap, range cooker, 5 ring induction hob, extractor hood, plumbing for dishwasher, utility cupboard with plumbing for washing machine, tiled flooring.

Dining Room

3.60m x 3.08m (11' 10" x 10' 1")

Double glazed French doors to garden, pendant ceiling light, alcove cabinets and shelving, radiator, wood flooring.

W/C

Pendant ceiling light, WC, washbasin on vanity unit, tiled flooring.

FIRST FLOOR

Bedroom

4.64m x 3.46m (15' 3" x 11' 4")

Sash windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bedroom

3.54m x 3.01m (11' 7" x 9' 11")

Sash window, pendant ceiling light, radiator, fitted carpet.

Bedroom

3.65m x 3.08m (12' 0" x 10' 1")

Sash window, pendant ceiling light, radiator, fitted carpet.

Bathroom

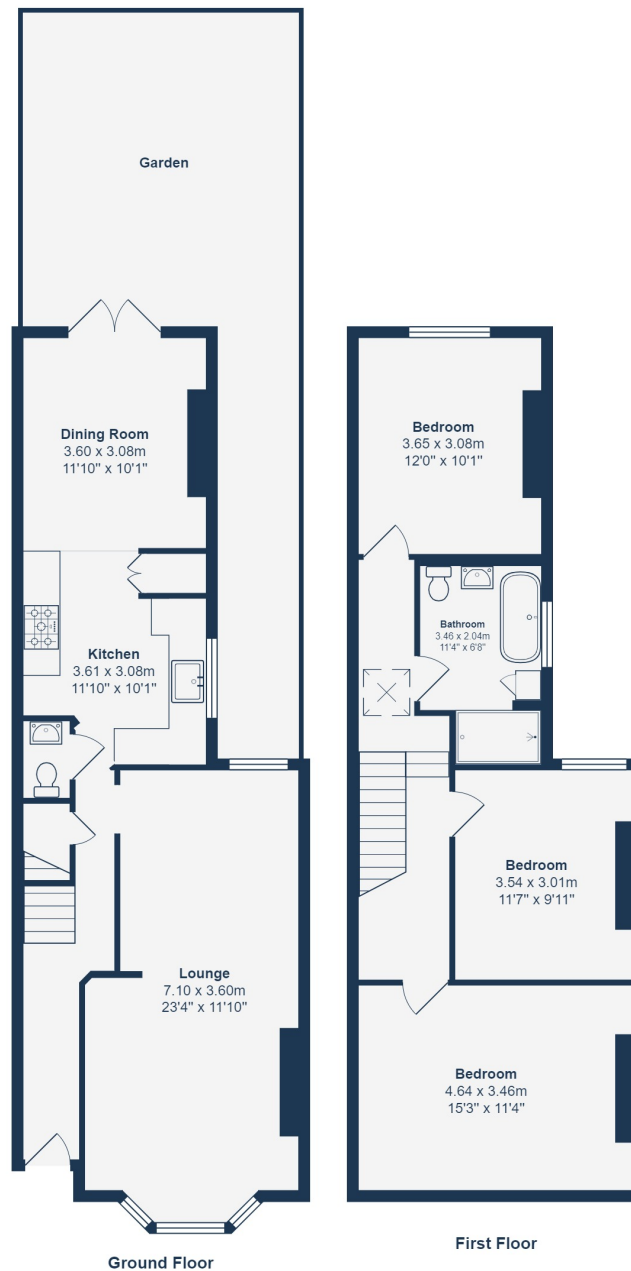
3.46m x 2.04m (11' 4" x 6' 8")

Sash window, bathtub, walk in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Paved patio leading to lawn.



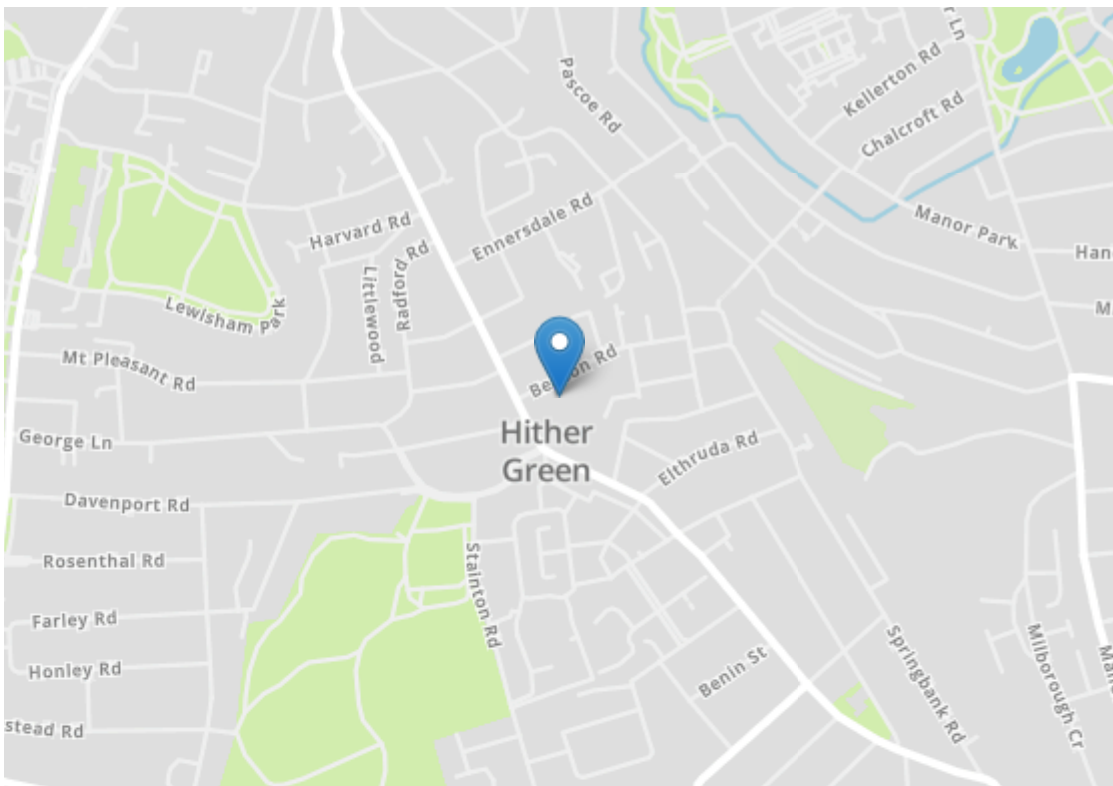
Total Area: 111.3 m² ... 1198 ft²

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		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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