

Stanfords
— sales & lettings —



£1,100,000

4 bedroom terraced house

George Lane
Hither Green

Read all about it...

A stunning and spacious 4-bedroom family home, ideally located just 0.6 miles from Hither Green Station, providing a range of commuter services into Central London and in close proximity to a variety of amenities including popular independent shops, restaurants and delis. Popular with families, George Lane sits within the catchment area of the 'Outstanding' rated Brindishe Green Primary School and is just a short walk away from Mountsfield Park, with green open spaces, tennis courts, a bowling green and a cafe - perfect for enjoying those warm summer days.

Internally the property is beautifully presented throughout with a stylish mix of modern and period features. The ground floor comprises a cosy lounge with a feature fireplace and bay window to the front of the property and a large living/dining room with a separate modern fully fitted kitchen and BiFold doors leading to a well-presented garden. On the first floor, there are three good-sized bedrooms, the family bathroom and a separate WC. The loft has been extended, creating a bright and spacious fourth bedroom with a Juliet balcony and an ensuite bathroom. The basement of this property houses a handy utility room and a spacious cellar!



**EXTENDED FAMILY HOME
BEAUTIFULLY PRESENTED
0.6 MI HITHER GREEN STATION**

**4 DOUBLE BEDROOMS
TWO BATHROOMS
CHAIN FREE**

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

17' 5" x 13' 5" (5.31m x 4.09m)

Newly installed double glazed bay window, pendant ceiling light, fireplace, alcove shelving and cabinets, radiator, wood flooring.

Living Room

21' 7" x 18' 3" (6.58m x 5.56m)

Double glazed windows and BiFold doors, Velux roof windows, spotlights, wall radiators, wood flooring.

Kitchen

13' 4" x 12' 0" (4.06m x 3.66m)

Pendant ceiling light, fitted kitchen units, range cooker with 5 ring gas hob, extractor hood, double bowl sink with mixer tap, integrated dishwasher and microwave, wood flooring.

W/C

Pendant ceiling light, WC, washbasin.

FIRST FLOOR

Bedroom

17' 5" x 12' 7" (5.31m x 3.84m)

New fitted double glazed bay window, pendant ceiling light, radiator, wood flooring.

Bathroom

Newly fitted double glazed window, walk-in shower, freestanding bathtub with handheld shower, washbasin, radiator with heated towel rail, tiled flooring.

Bedroom

13' 4" x 12' 0" (4.06m x 3.66m)

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

Bedroom

18' 10" x 10' 4" (5.74m x 3.15m)

Double glazed windows, pendant ceiling light, radiators, wood flooring.

W/C

Obscured glass window, WC, washbasin.

SECOND FLOOR

Bedroom

23' 0" x 18' 3" (7.01m x 5.56m)

Double glazed doors leading to Juliet balcony, Velux roof windows, spotlights, radiator, eaves storage, fitted carpet.

Bathroom

Double glazed window, bathtub with overhead and handheld showers, washbasin, WC, heated towel rail, tiled flooring.

CELLAR

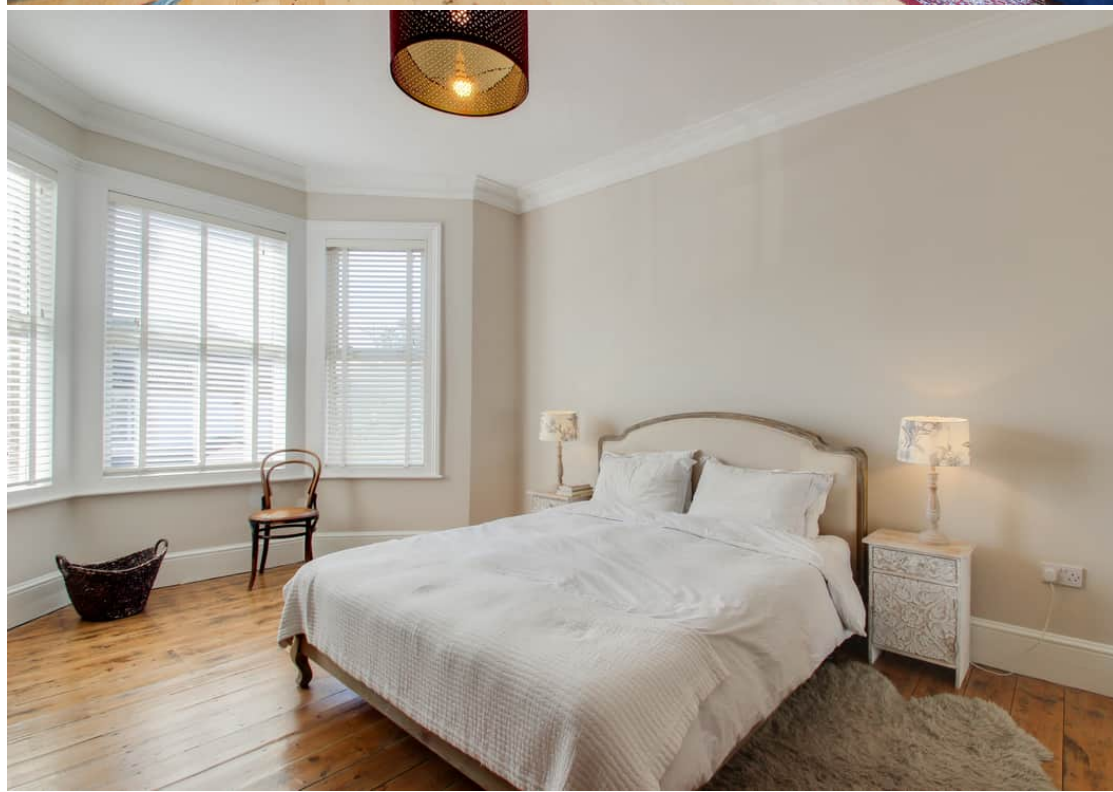
Utility Room

Spotlights, fitted units, sink with mixer tap and drainer, plumbing for washing machine.

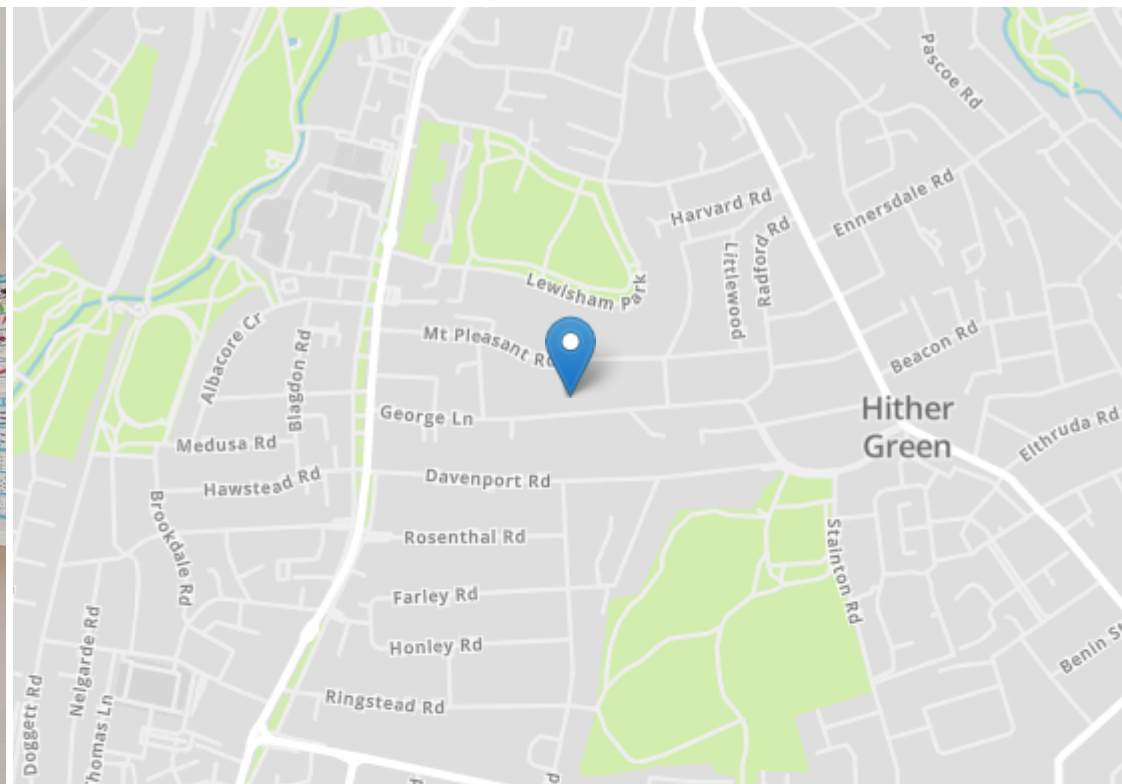


Total Area: 223.2 m² ... 2403 ft² (excluding eaves storage, garden)

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		
(69-80)	C		75
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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