



£475,000
2 bedroom maisonette

Hither Green Lane
Hither Green

Read all about it...

A beautiful two bedroom, ground floor, period converted garden maisonette on Hither Green Lane. Situated just 0.4 miles from Hither Green Station, the property benefits from close proximity to friendly local shops, cafes and restaurants and just a short walk away from Hither Green Station. Mountsfield Park is also just a stone's throw away with green open spaces, tennis courts, a bowling green and Mountsfield Park Cafe.

Internally, the property spans over 800sqft, still retains some of its period features with double-glazing throughout and consists of a spacious hallway with ample storage space, a front bright and airy reception room, a modern fitted kitchen/diner with French doors to the rear garden and recently laid luxury vinyl flooring, two good size bedrooms and a three piece bathroom suite.

Externally, the maisonette benefits from a 71' tiered rear garden with a patioed dining area, a well-maintained lawn, flowerbeds and mature trees, and a garden shed.

GROUND FLOOR

Hallway

Pendant lights, dado rail, storage cupboard, radiator, stripped wooden floorboards.

Reception Room

4.47m x 3.38m (14' 8" x 11' 1")

Pendant light, wall-to-ceiling cornice, double-glazed bay windows with wooden shutters, built-in alcove cabinetry, dado rail, fireplace, radiator, stripped wood floorboards.

Bedroom

3.88m x 3.31m (12' 9" x 10' 10")

Pendant light, double-glazed sash window, dado rail, radiator, stripped wooden floorboards.

Bedroom

3.00m x 2.41m (9' 10" x 7' 11")

Pendant light, double-glazed sash window, fireplace, radiator, stripped wooden floorboards.

Kitchen/Diner

4.77m x 4.05m (15' 8" x 13' 3")

Pendant lights, double-glazed sash windows, French doors to the garden, wooden top surfaces, sink, electric oven, gas hob with fan extractor, storage cupboard, radiator, luxury vinyl flooring..

Bathroom

2.74m x 1.45m (9' 0" x 4' 9")

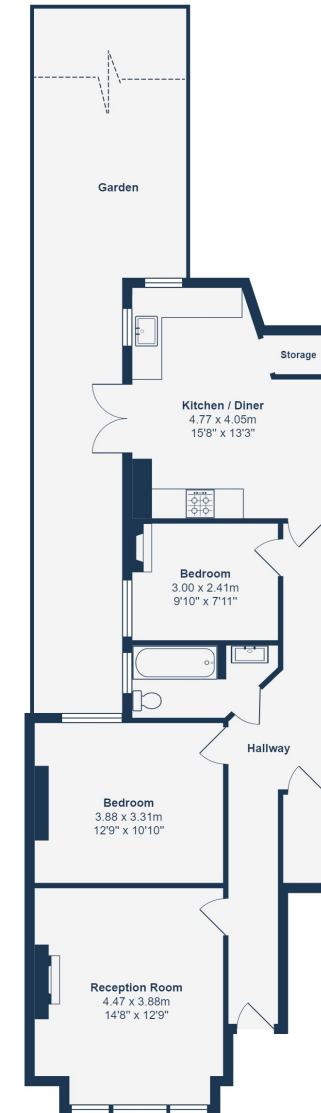
Pendant lights, frozen window, bathtub with rainfall showerhead, sink basin unit, heated towel rail, WC, tiled walls & flooring.

OUTSIDE

Garden

22.46m x 3.14m (73' 8" x 10' 4")

Tiered garden with patioed area, well-maintained lawn to the garden shed.



Ground Floor

Total Area: 75.4 m² ... 811 ft² (excluding garden)

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.

Like what you see?

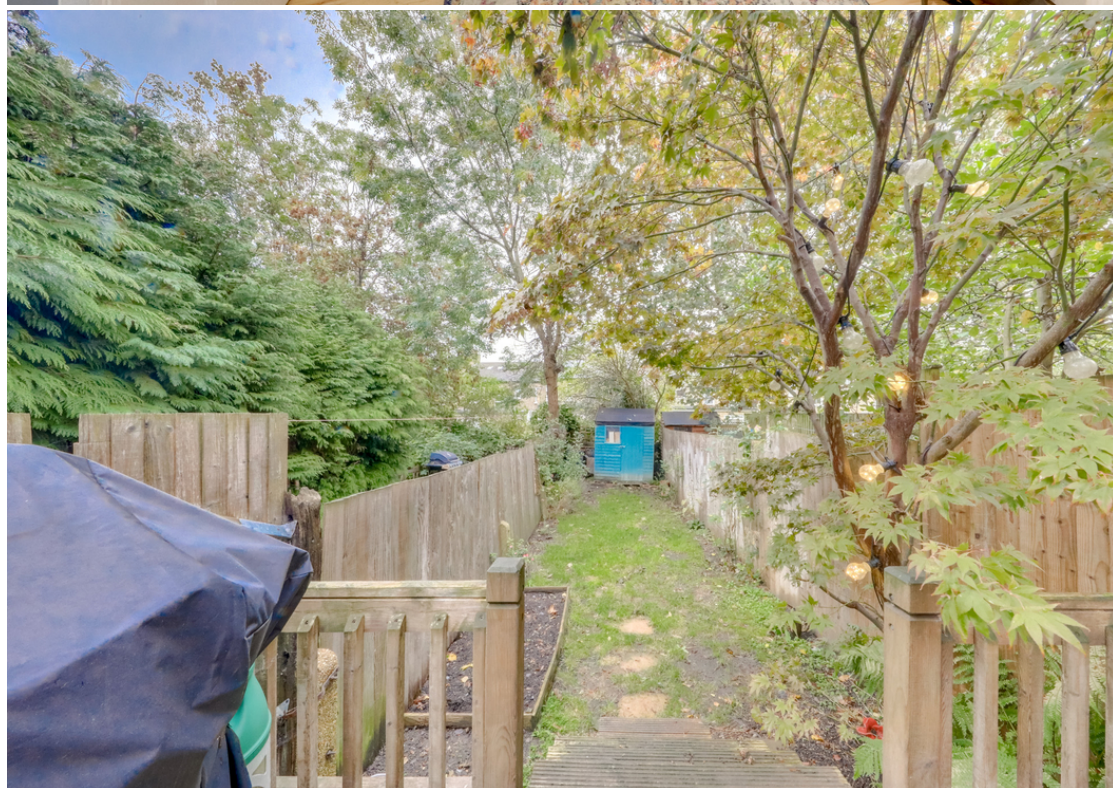
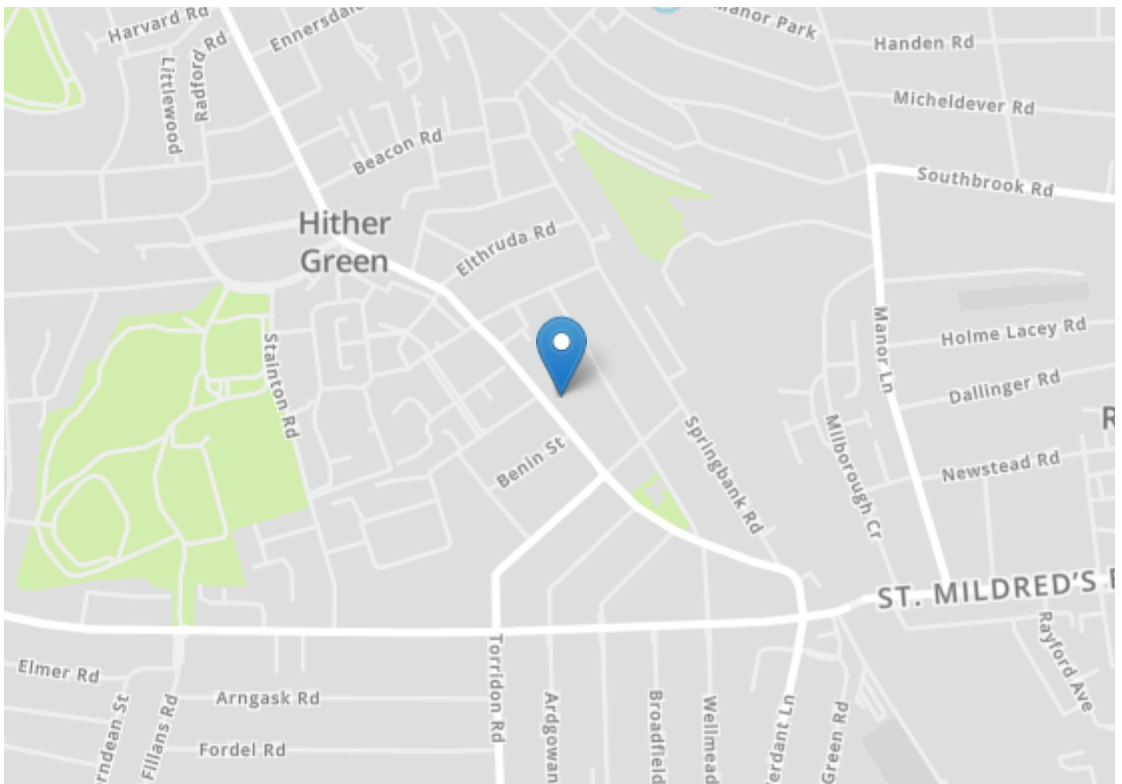
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THROUGHOUT





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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