

# Stanfords

— sales & lettings —



**£635,000**

2 bedroom terraced house

Brightside Road  
Hither Green

# Read all about it...

A fantastic two-bedroom terraced house on Brightside Road, a quiet residential street in the heart of Hither Green. Ideally located just 0.2 miles from Hither Green Station, providing a range of commuter services directly into Central London, and in close proximity to a variety of local amenities, including independent shops, cafes and restaurants. Popular with families, Brightside Road also benefits from falling within the catchment area of the 'Outstanding' rated Brindishe Green and Brindishe Manor Primary Schools and is just a short walk away from the green open spaces of Mountsfield Park, with a playground, tennis courts, bowling green and cafe.

Offered to the market with no onward chain and well presented throughout, the ground floor of this property comprises a large open-plan lounge and dining room, leading through to the kitchen and a generously sized south-facing garden. Upstairs there are two good-sized bedrooms, a family bathroom and access to the loft for storage - with the potential to extend, creating further living space - STPP.

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

## GROUND FLOOR

### Lounge

14' 3" x 13' 4" (4.34m x 4.06m)

Double glazed windows, pendant ceiling light, fireplace, radiator, fitted carpet.

### Dining Room

14' 3" x 11' 10" (4.34m x 3.61m)

Double glazed door to garden, pendant ceiling light, fireplace, radiator, fitted carpet.

### Kitchen

13' 10" x 8' 7" (4.22m x 2.62m)

Double glazed windows and door to garden, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated fridge/freezer, oven, gas hob & extractor hood, plumbing for washing machine, combi boiler, vinyl flooring.

## FIRST FLOOR

### Bedroom

14' 3" x 13' 2" (4.34m x 4.01m)

Double glazed windows, pendant ceiling light, radiators, fitted carpet.

### Bedroom

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window, pendant ceiling light, fireplace, radiator, fitted carpet.

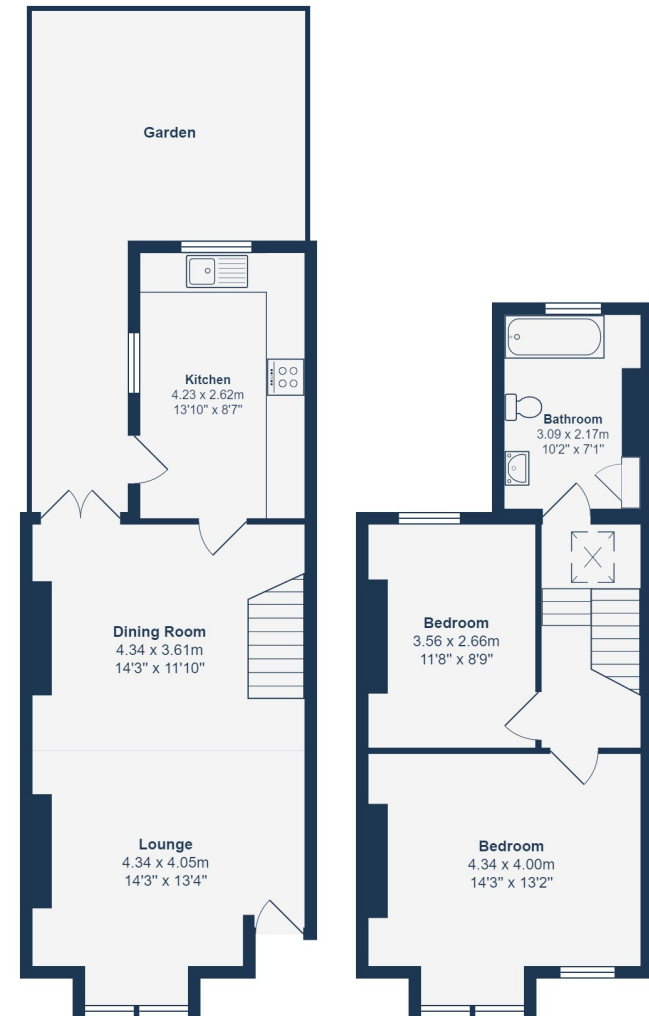
### Bathroom

10' 2" x 7' 1" (3.10m x 2.16m)

Double glazed window, flush ceiling light, panel enclosed bathtub with shower and screen, pedestal washbasin, WC, vinyl flooring.

## OUTSIDE

### Garden



Ground Floor

First Floor

Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup> (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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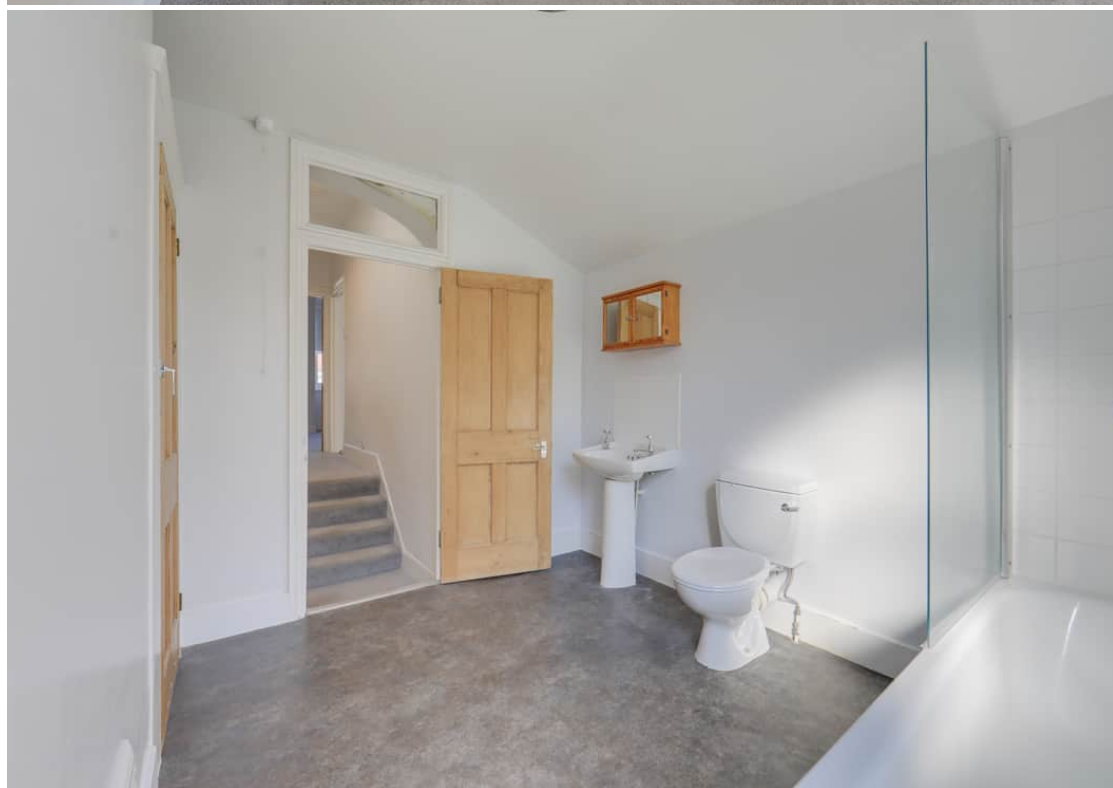
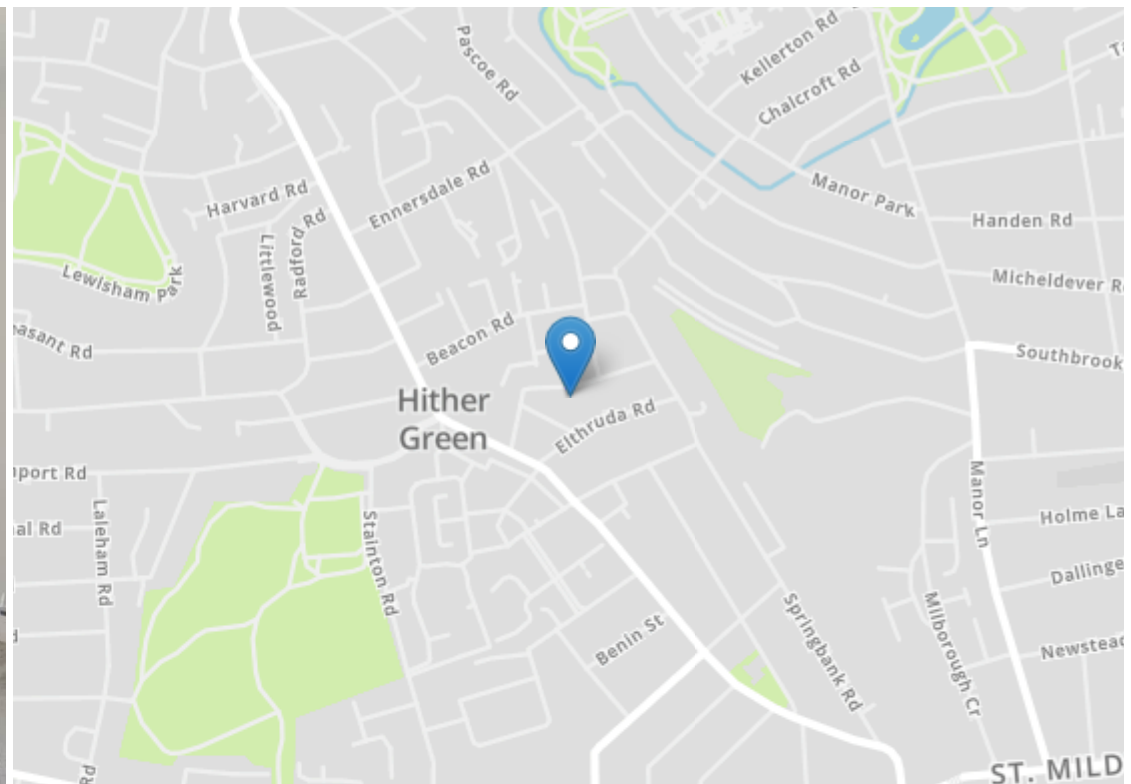
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TWO BED TERRACED HOME  
POTENTIAL TO EXTEND (STPP)  
CATCH FOR 'OUTSTANDING' LOCAL  
SCHOOLS

CHAIN FREE  
0.2 MI TO HITHER GREEN STATION  
TOTAL AREA - 873 SQFT.





### 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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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