

Stanfords

— sales & lettings —



£900,000

5 bedroom terraced house

Fernbrook Road

Hither Green

Read all about it...

An impressive five-bedroom terraced house, lovingly renovated and extended by the current owners, this property boasts spacious and modern accommodation throughout.

Arranged over three floors and immaculately presented, the ground floor of this property houses a light and cosy living room, with double doors leading through to an exceptional open-plan living space offering room for lounging, dining and a modern fitted kitchen, this is the perfect room for entertaining and the everyday practicalities of family life. Skylights flood this space with natural light, along with bi-folding doors, providing easy access to the garden and opening up the living space. Stepping outside, the garden is perfect for enjoying sun throughout the day, with a beautiful patio and well-maintained lawn.

Upstairs, there are two double bedrooms on the first floor, along with a third smaller bedroom that would make an ideal home office and a modern bathroom. The top floor houses a stunning master bedroom with an en-suite shower room and an additional bedroom to the rear.

Located on Fernbrook Road, in the heart of Hither Green, this property is ideally situated for schools, including the 'Outstanding' rated Brindishe Manor and Brindishe Green Primary Schools, and friendly local shops, cafes and pubs. Hither Green station is just a short walk away, providing a range of commuter services into Central London, including London Bridge in just 10 minutes.

**BEAUTIFULLY PRESENTED
THROUGHOUT
OPEN PLAN LIVING
0.3 MI FROM HITHER GREEN
STATION**

**LOFT AND KITCHEN EXTENDED
CLOSE TO A LOCAL
'OUTSTANDING' SCHOOL
TOTAL AREA - 1,347SQFT.**



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

Reception

11' 7" x 10' 9" (3.53m x 3.28m)

Double-glazed bay windows, pendant ceiling light, radiator, Herringbone flooring.

Lounge

11' 8" x 11' 5" (3.56m x 3.48m)

Ceiling spotlights, radiator, Herringbone flooring.

Kitchen

20' 4" x 13' 3" (6.20m x 4.04m)

Skylights, bi-folding doors, ceiling spotlights, pendant light fittings, fitted kitchen units, 2.0 bowel with mixer tap and drainer, integrated dishwasher and washing machine, range cooker with 6 ring gas hob, radiator, Herringbone flooring.

WC

Ceiling light, washbasin, WC, Herringbone flooring.

FIRST FLOOR

Bedroom

14' 1" x 11' 5" (4.29m x 3.48m)

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

Bedroom

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

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

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Double-glazed window, ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

Bedroom

8' 0" x 5' 9" (2.44m x 1.75m)

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

SECOND FLOOR

Bedroom

13' 4" x 11' 10" (4.06m x 3.61m)

Roof windows, ceiling spotlights, eaves storage, radiator, fitted carpet.

Shower Room

8' 9" x 3' 11" (2.67m x 1.19m)

Double-glazed window, ceiling spotlights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

Bedroom

10' 6" x 7' 9" (3.20m x 2.36m)

Double-glazed window, ceiling spotlights, radiator, fitted carpet.

OUTSIDE

Garden

Paved patio leading to lawn.



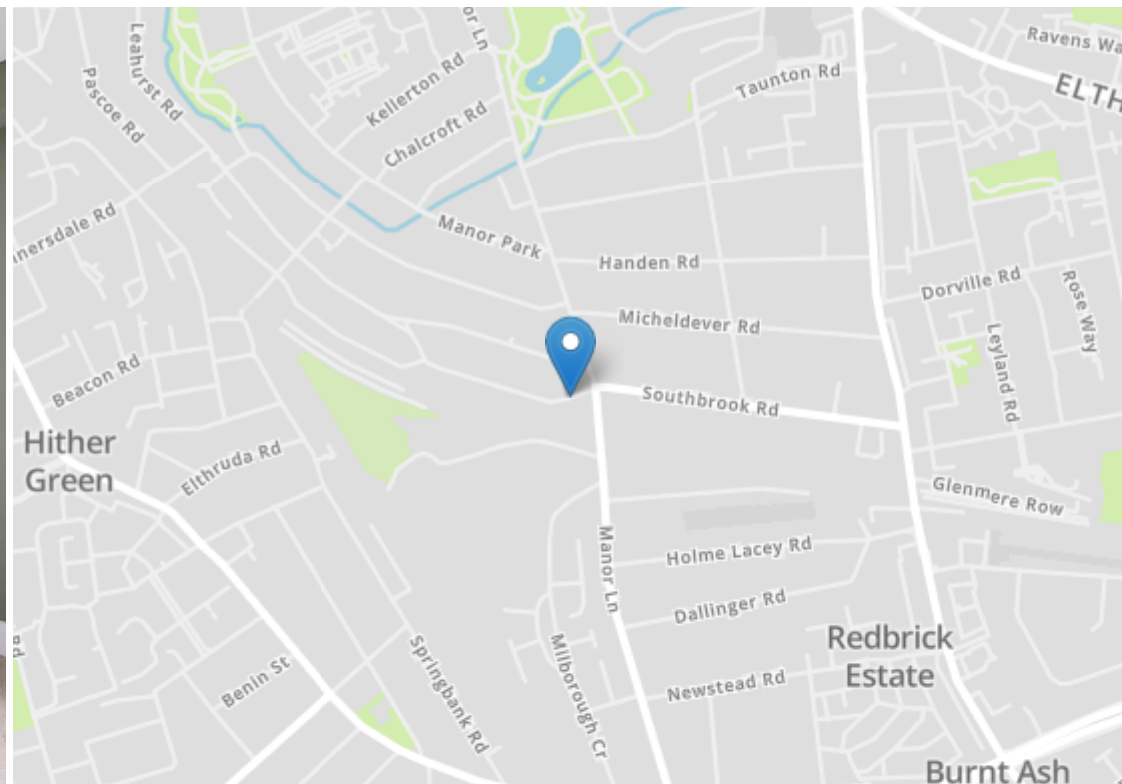
Total Area: 125.1 m² ... 1347 ft² (excluding garden & eaves storage)

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		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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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