



£1,100,000

4 bedroom terraced house

Chalcroft Road
Hither Green

Read all about it...

A stunning four-bedroom, Victorian terraced house located on a desirable street in Hither Green. Popular with families, Chalcroft Road, falls within the catchment area for the 'Outstanding' rated Brindishe Manor Primary School and is just a stone's throw away from the beautiful Manor House Gardens. Locally the property benefits from being in close proximity to a wide range of amenities including shops, restaurants and pubs, as well as sitting just 0.3 miles from Hither Green Station, offering a range of commuter services to London Bridge, Cannon Street and Charing Cross.

Internally, the property still retains some of its period features and has been wonderfully maintained by the present owners. The house spans over 1,500 sqft and comprises three floors. The ground floor boasts a welcoming entrance hall with an understairs storage cupboard, a spacious lounge, a modern kitchen with a breakfast bar and a dining area, and an extended conservatory both with French doors leading to the garden. On the first floor are two generously sized double bedrooms with built-in wardrobes, a third smaller room - perfect for a home study or nursery - and the family bathroom. The loft has been converted creating a bright and airy double bedroom with plenty of storage space and en-suite shower room.

Externally, the house benefits from a south-facing rear garden with a patioed and a gravelled area, leading to a well-maintained lawn and the garden shed.

This is not one to be missed - Call now to view!

APPROX 1504SQFT
0.3 MI FROM HITHER GREEN
STATION
4 BEDROOMS TERRACED HOUSE

SOUTH EAST FACING REAR
GARDEN
LOFT CONVERSION
PERIOD FEATURES
THROUGHOUT



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

Hallway

Pendant light, dado rail, understairs storage cupboard, laminate flooring.

Lounge

4.35m x 4.06m (14' 3" x 13' 4")

Pendant light, wall-to-ceiling cornice, picture rail, sash bay windows, cast iron fireplace with tiled hearth, built-in alcove cabinetry & shelving, radiator, fitted carpet.

Kitchen/Diner

6.10m x 3.82m (20' 0" x 12' 6")

Pendant lights, cast iron fireplace with tiled hearth, matching base units, wooden top surfaces, electric oven, gas hob with overhead fan extractor, breakfast bar, double sink, radiator, laminate flooring.

Conservatory

3.02m x 2.72m (9' 11" x 8' 11")

French doors to the garden, double-glazed windows, radiator, laminate flooring.

FIRST FLOOR

Landing

Pendant light, dado rail, fitted carpet.

Bedroom

4.32m x 3.58m (14' 2" x 11' 9")

Pendant light, wall-to-ceiling cornice, picture rail, sash windows, built-in wardrobes, alcove shelving, radiator, fitted carpet.

Bedroom

3.82m x 3.52m (12' 6" x 11' 7")

Pendant light, sash window, picture rail, built-in wardrobe, fireplace, radiator, fitted carpet.

Bedroom

2.76m x 2.44m (9' 1" x 8' 0")

Pendant light, sash window, picture rail, radiator, fitted carpet.

Bathroom

2.44m x 1.99m (8' 0" x 6' 6")

Pendant light, frosted windows, bathtub with rainfall shower head, sink basin, radiator, WC, tiled walls & flooring.

SECOND FLOOR

Landing

Pendant light, fitted carpet.

Bedroom

5.71m x 4.18m (18' 9" x 13' 9")

Spotlights, sash windows, built-in wardrobes, eaves storage, radiator, laminate flooring.

Shower Room

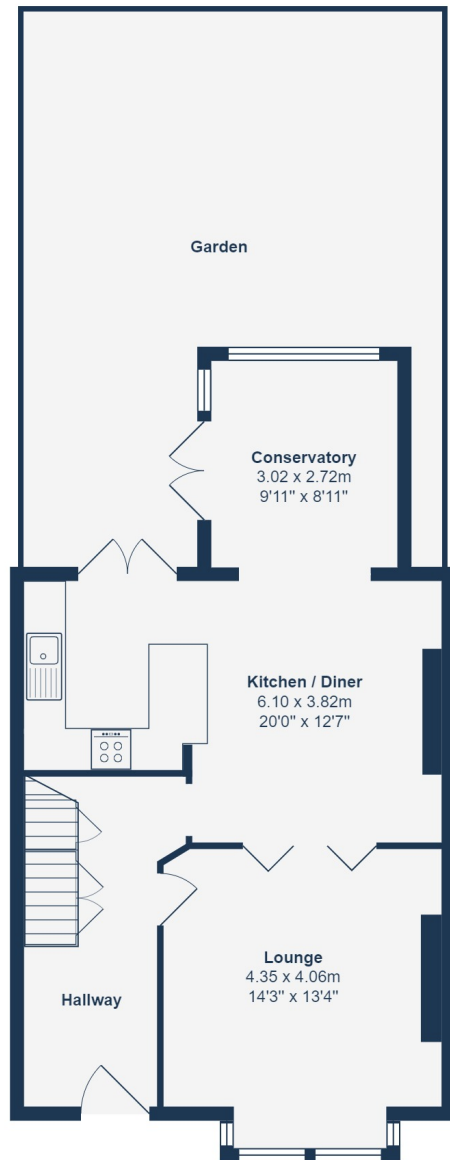
2.06m x 1.85m (6' 9" x 6' 1")

Spotlights, frosted sash window, built-in storage cupboards, walk-in shower, sink, heated towel rail, tiled flooring.

OUTSIDE

Garden

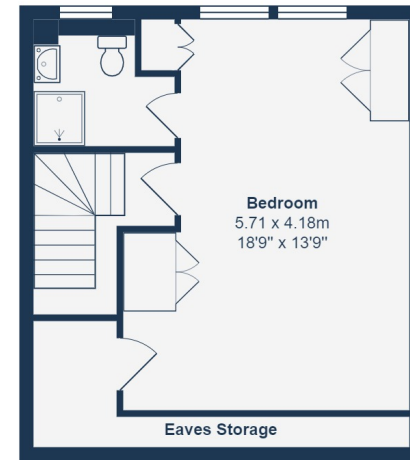
Tiered garden with patioed dining area and a gravelled area, leading to a well-maintained lawn and the shed, flower beds, mature trees.



Ground Floor
Area: 57.0 m² ... 614 ft²



First Floor
Area: 48.4 m² ... 520 ft²



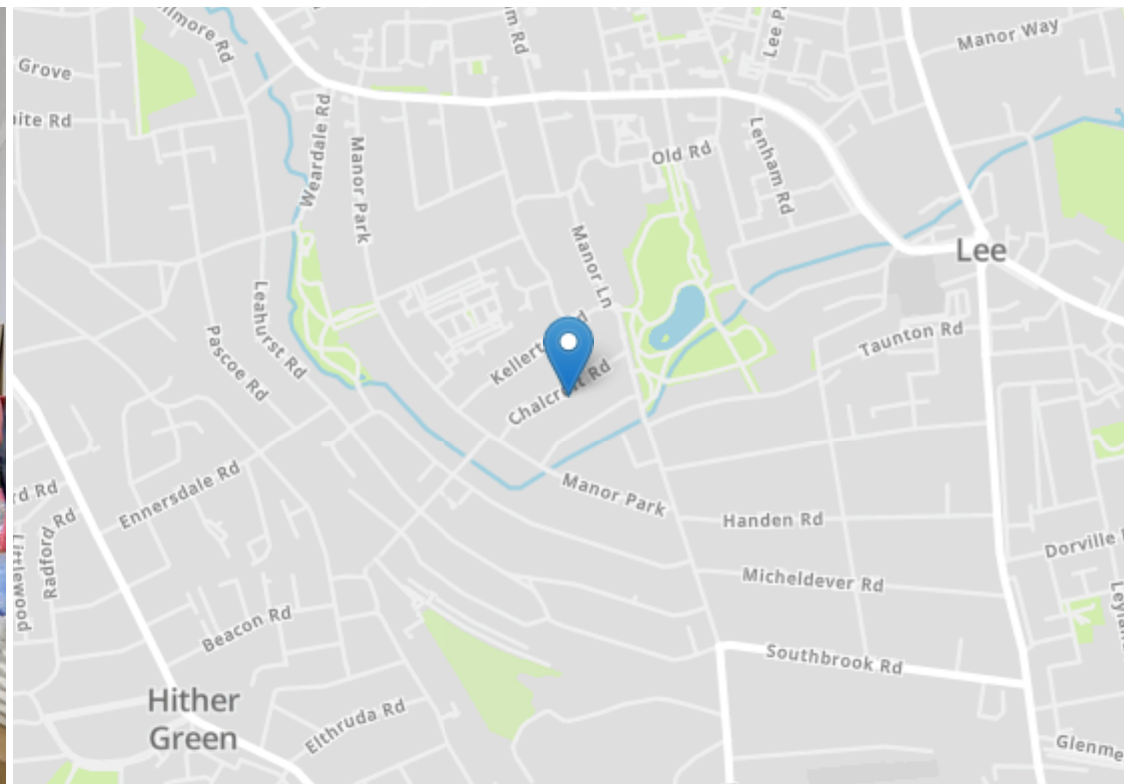
Second Floor
Area: 34.4 m² ... 370 ft²

Total Area: 139.7 m² ... 1504 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.