

Stanfords

— sales & lettings —



£800,000

4 bedroom terraced house

Murillo Road
Hither Green

Read all about it...

An impressive four-bedroom family home, boasting spacious and modern accommodation, while retaining a wealth of period features.

Arranged over three floors and immaculately presented throughout, the ground floor of this property features a cosy living room to the front and a spacious kitchen/diner to the rear, boasting plenty of natural light with its 3 skylights and bi-folding doors which lead out to a low maintenance garden. Having been thoughtfully extended, the ground floor also offers a handy utility room just off the kitchen as well as a cloakroom off the entrance hall which has been plumbed ready to turn into a downstairs WC if needed. There is also access to a cellar which has been tanked.

Upstairs there are three bedrooms on the first floor, two of which are good-sized doubles, and a family bathroom. The top floor is home to a bright and spacious master bedroom, with built-in wardrobes and Juliet balcony, plus a further bathroom.

Located on Murillo Road, this property is ideally situated for friendly local shops, cafes and pubs, great transport links and is just moments away from the green open spaces of Manor House Gardens.

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

**FOUR BED FAMILY HOME
BEAUTIFULLY DECORATED
THROUGHOUT
CLOSE TO MANOR HOUSE
GARDENS**

**LOFT AND KITCHEN EXTENDED
TOTAL AREA 1,331SQFT.
0.6 MI TO HITHER GREEN
STATION**



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The kitchen area is characterized by light blue cabinetry and a central island with a white countertop. A stainless steel refrigerator is positioned on the left side of the island. The background shows a kitchen with a black range hood, a patterned backsplash, and various kitchen appliances. A clock is mounted on the wall above the refrigerator. The ceiling is white with recessed lighting and a cluster of pendant lights hangs over the island.

The dining area features a round wooden table with a white ceramic base, surrounded by white chairs with wooden legs. A white pitcher filled with purple flowers sits on the table. In the background, a large blue cabinet with multiple doors is visible, topped with decorative items. The wall behind the cabinet is dark grey.



GROUND FLOOR

Entrance Hall

Pendant ceiling light, picture rail, dado rail, radiator, original floorboards.

Lounge

14' 11" x 13' 2" (4.55m x 4.01m)

Pendant ceiling light, coving, picture rail, double-glazed windows to front, alcove shelving and storage cupboards, vertical radiators, fireplace with wood burning stove, original floorboards.

Cloakroom

3' 7" x 3' 0" (1.09m x 0.91m)

Kitchen/Diner

16' 10" x 14' 5" (5.13m x 4.39m)

Skylights, spotlights, pendant ceiling light, fitted kitchen with matching wall & base units, granite worktop with tiled splashback, stainless steel 1 1/2 sink with mixer tap, extractor hood, integrated microwave, space for range cooker, space for American style fridge/freezer, stone flooring with underfloor heating.

Bi-fold doors to garden.

Utility

7' 4" x 3' 7" (2.24m x 1.09m)

Matching wall and base units, laminate worktop with tiled splashback, stone flooring with underfloor heating.

FIRST FLOOR

Landing

Ceiling light, picture rail, dado rail, fitted carpet. Doors to:

Bedroom

14' 6" x 10' 9" (4.42m x 3.28m)

Spotlights, picture rail, double glazed windows to front, fitted cupboard, radiator, fitted carpet.

Bedroom

13' 8" x 10' 9" (4.17m x 3.28m)

Spotlights, picture rail, sash window to rear, fitted cupboard, radiator, fitted carpet.

Bathroom

Spotlights, double glazed window to rear with plantation shutters, freestanding corner shower bath with glass screen and tiled splashback, wall hung wash basin, WC with hidden cistern, tiled flooring with underfloor heating.

Bedroom

9' 0" x 5' 9" (2.74m x 1.75m)

Spotlights, picture rail, double glazed window to front, radiator, fitted carpet.

SECOND FLOOR

Bedroom

19' 11" x 11' 2" (6.07m x 3.40m)

Spotlights, skylights, Juliet balcony to rear, fitted wardrobes, access to eaves storage, radiator, fitted carpet.

Shower Room

Spotlights, double glazed window to rear, panel enclosed bath with over shower, glass screen and tiled splashback, basin with vanity unit, tiled splashback, WC, heated towel radiator, tiled flooring with underfloor heating.

CELLAR

Cellar

OUTSIDE

Garden

Laid Astro turf and flower bed borders with mature trees and shrubs.

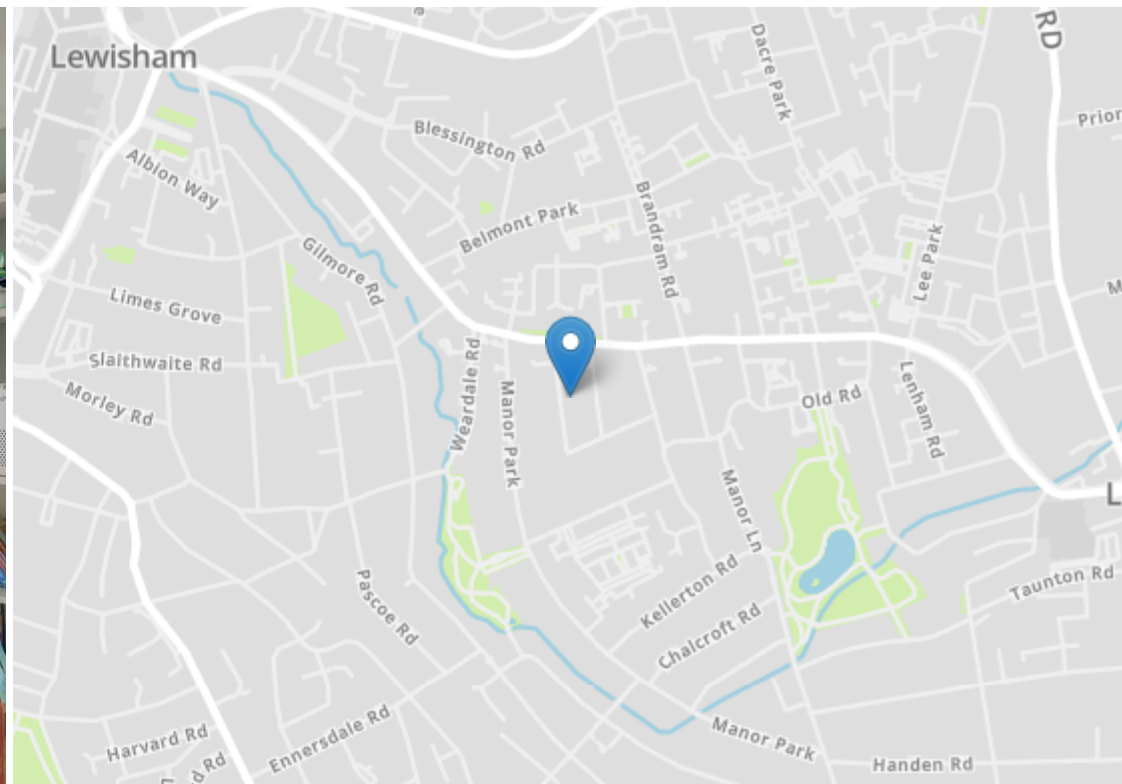


Total Area: 122.4 m² ... 1318 ft² (excluding garden, eaves storage, cellar)

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	54	
(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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