

# Stanfords

— sales & lettings —



**£675,000**

3 bedroom end of terrace house

Nightingale Grove

Hither Green

# Read all about it...

Nestled in the heart of Nightingale Grove, this chic three-bedroom house offers an ideal location near welcoming local shops, cafes, and restaurants, along with proximity to reputable nurseries and schools. A brief stroll takes you to Hither Green Station, ensuring convenient access to transportation.

Internally, this residence showcases superb condition throughout, featuring three bedrooms, including a large double bedroom with built-in storage space. The generously sized family bathroom adds a touch of convenience, while a bathroom on each floor provides convenience throughout.

The modern kitchen and lounge fill the ground floor seamlessly, leading to a private garden which then leads into the spacious rear garden. Additional perks include a ground floor WC and a loft extension that enhances the overall space throughout the home, as well as the abundance of natural light throughout the property. Get in touch now to book your viewing on this beautiful property!

## GROUND FLOOR

### Hall

Hardwood Flooring, Flush Ceiling Lighting, Fitted Carpet Stairs, Radiator

### Kitchen

3.25m x 2.17m (10' 8" x 7' 1")

Double Glazed Casement Window, Matching Base and Wall Units, Flush Ceiling Lighting, Integrated Electric Hob & Oven, Extraction Hood with Light, Tiled Walls & Flooring, Single Faucet Sink with Mixer Tap & Drainage Area

### W/C

Tiled Flooring, Flush Ceiling Lighting, Hand Wash Basin with Mixer Tap, Extractor Fan

### Lounge

4.73m x 3.60m (15' 6" x 11' 10")

Hardwood Flooring, Pendant Lighting with Additional Ceiling Lights, Double Glazed Double Doors into Rear Garden, Radiator

## FIRST FLOOR

### Hall

Fitted Carpet, Flush Ceiling Lighting

### Bedroom

3.84m x 3.59m (12' 7" x 11' 9")

Double Glazed Casement Windows, Radiator, Fitted Carpet, Flush Ceiling Lighting

### Bathroom

2.72m x 1.58m (8' 11" x 5' 2")

Frosted Double Glazed Casement Window, Extractor Fan, Flush Ceiling Lighting, Shower & Bath Combo with Glass Panel, Tiled Flooring and Partial Tiled Wall.

### Bedroom

3.59m x 3.25m (11' 9" x 10' 8")

Flush Ceiling Lighting, Double Glazed Casement Full Height Windows, Radiator, Built-In Storage Cupboard, Fitted Carpet

## SECOND FLOOR

### Bedroom

5.19m x 3.55m (17' 0" x 11' 8")

Fitted Carpet, Flush Ceiling Lighting, Double Glazed Casement Windows, Entryway with Additional Storage

### Bathroom

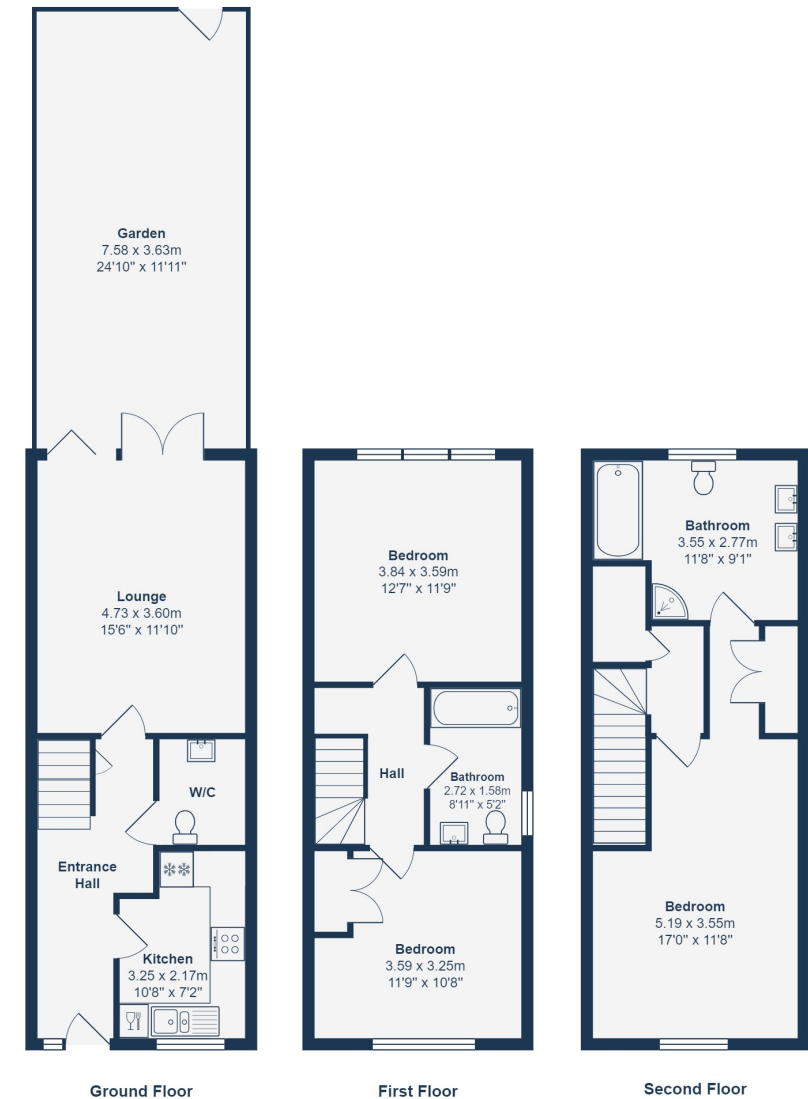
3.55m x 2.77m (11' 8" x 9' 1")

Frosted Double Glazed Casement Windows, Flush Ceiling Lighting, Walk-in Shower, Bath & W/C, Two Sinks with Mixer Taps and Storage Drawers, Tiled Flooring and Partial Tiled Wall

## OUTSIDE

### Garden

Tiled Pathway to Wooden Shed, Wooden Privacy Fence and Brick Wall, Lawn Area, Back Gate Access



Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup> (excluding garden)

Drawn for Stanfords Sales & Lettings  
This floor plan 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?

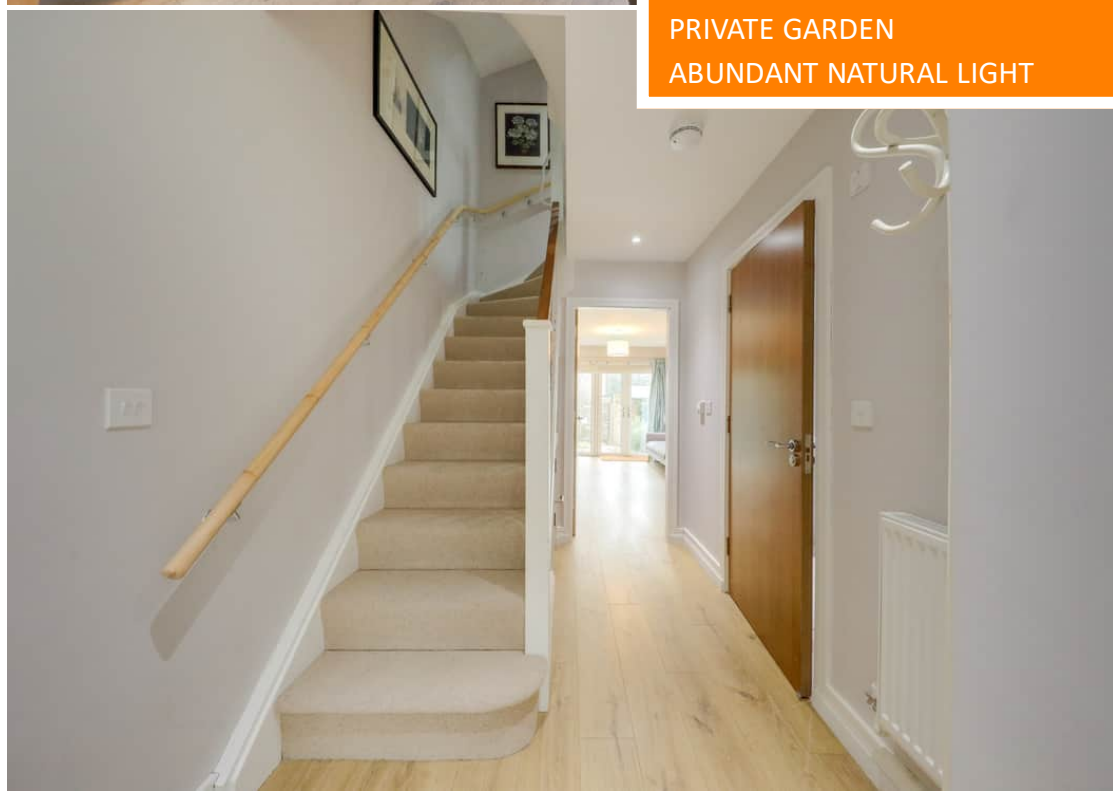
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

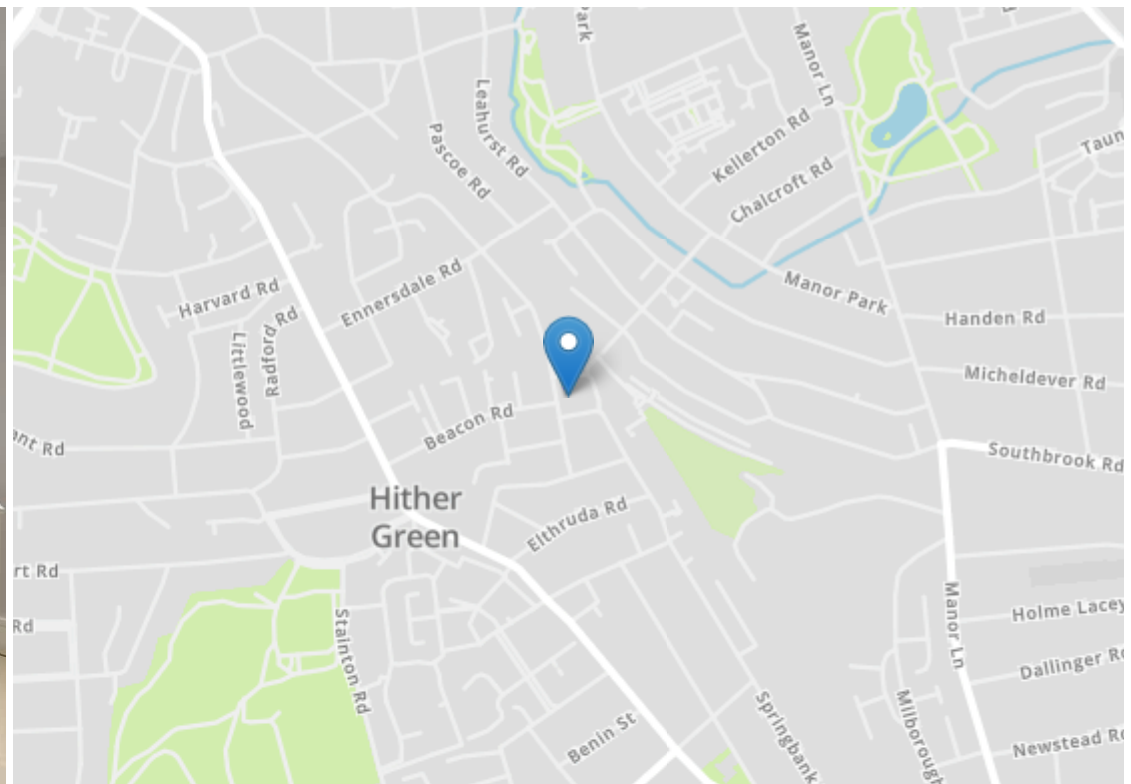
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0.2 MI TO HITHER GREEN  
STATION  
PRIVATE GARDEN  
ABUNDANT NATURAL LIGHT

GROUND FLOOR W/C  
STORAGE SPACE THROUGHOUT  
MODERN LOFT EXTENSION





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