

Stanfords

— sales & lettings —



£850,000

3 bedroom semi-detached house

The Woodlands
Hither Green

Read all about it...

A truly stunning three bedroom semi-detached house on The Woodlands, a quiet residential street in Hither Green. Arrange over two floors, the current owners have modernised and extended the property, creating a beautifully presented, bright and spacious family home. Internally the property comprises a large reception room to the front with a box bay window, plantation shutters and Chevron wood flooring that continues through the entrance hall onto the lounge. The rear extension has created an exceptional open plan living space with a modern fitted kitchen boasting plenty of natural light, a perfect space for entertaining and the everyday practicalities of family life. The ground floor also houses a handy utility room and downstairs cloakroom. Upstairs, the first-floor landing leads to three good-sized bedrooms, a beautifully presented family bathroom with a walk-in shower and freestanding bathtub and provides access to the loft for storage.

Benefitting from side access, the garden is generously sized and has been beautifully kept by the current owners. On warmer days, the sliding doors to the rear of the house are a great way to bring the outside in, providing easy access to the garden and opening up the living space.

Ideally located on The Woodlands, the property sits just 0.7 miles from Hither Green Station, providing a range of commuter services directly into Central London, and is in close proximity to a variety of local amenities, including independent shops, cafes and restaurants. The popular Mountsfield Park is just a stone's throw away with green open spaces, tennis courts, a bowling green and a cafe.

Council Tax: LEWISHAM band C

**3 BED FAMILY HOME
KITCHEN EXTENSION
CIRCA 100FT GARDEN**

**BEAUTIFULLY PRESENTED
DRIVEWAY
TOTAL AREA - 1,279SQFT.**



Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordestates.london
to arrange a viewing or request further information



GROUND FLOOR

Reception

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed windows, plantation shutters, pendant ceiling light, alcove shelving and cabinet, radiator, Chevron wood flooring.

Lounge

13' 8" x 10' 5" (4.17m x 3.17m)

Pendant ceiling light, wall radiator, Chevron wood flooring.

Kitchen/Diner

17' 6" x 16' 5" (5.33m x 5.00m)

Double glazed window and sliding doors to garden, skylights, spotlights, fitted kitchen units and island, sink with mixer tap, integrated dishwasher, 4 ring induction hob with downward extractor fan, oven and grill, tiled flooring, underfloor heating.

Utility

6' 9" x 5' 10" (2.06m x 1.78m)

Fitted unit with sink, plumbing for washing machine, radiator, tiled flooring.

W/C

6' 9" x 3' 9" (2.06m x 1.14m)

Washbasin, W/C, tiled flooring, underfloor heating.

FIRST FLOOR

Bedroom

11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed bay window, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bedroom

13' 6" x 10' 8" (4.11m x 3.25m)

Double glazed windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bedroom

8' 5" x 6' 6" (2.57m x 1.98m)

Double glazed windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bathroom

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window, plantation shutters, walk-in shower with overhead and handheld showers, freestanding bathtub with handheld shower attachment, washbasin on vanity unit, WC, radiator with heated towel rail, tiled flooring.

OUTSIDE

Garden

Paved patio to front, mostly laid to lawn with flower bed borders and pathway to storage shed.



Ground Floor

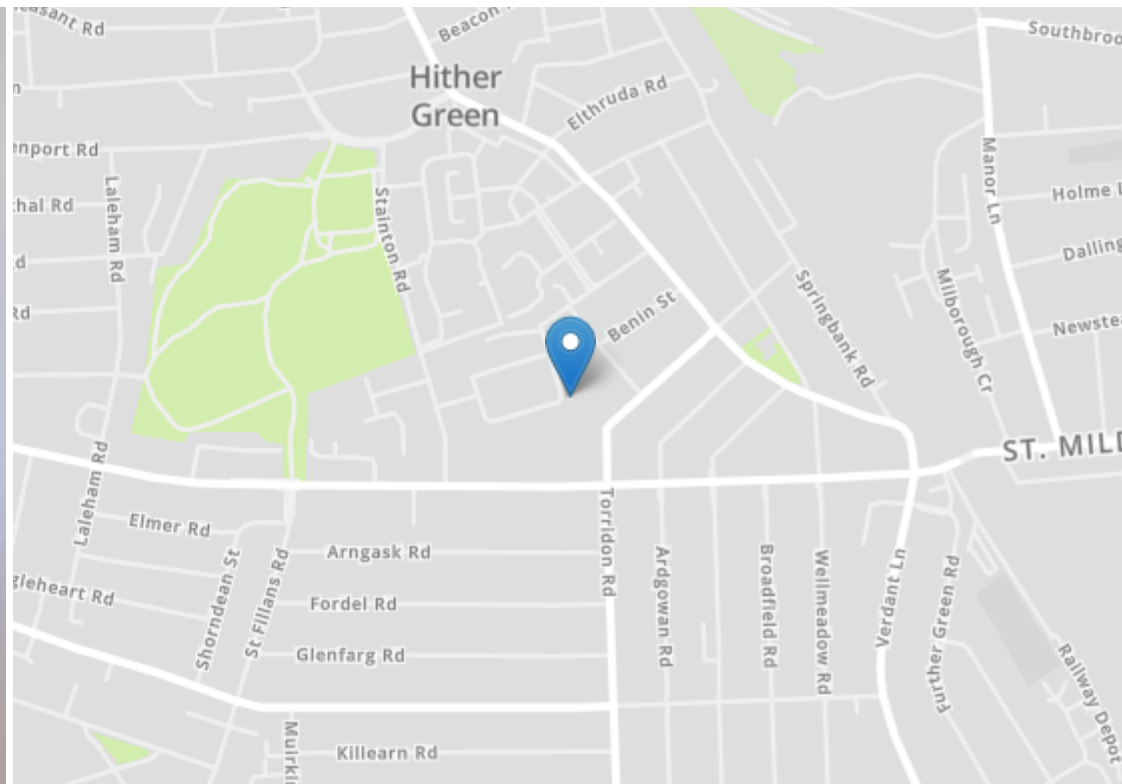
First Floor

Total Area: 118.8 m² ... 1279 ft² (excluding garden)

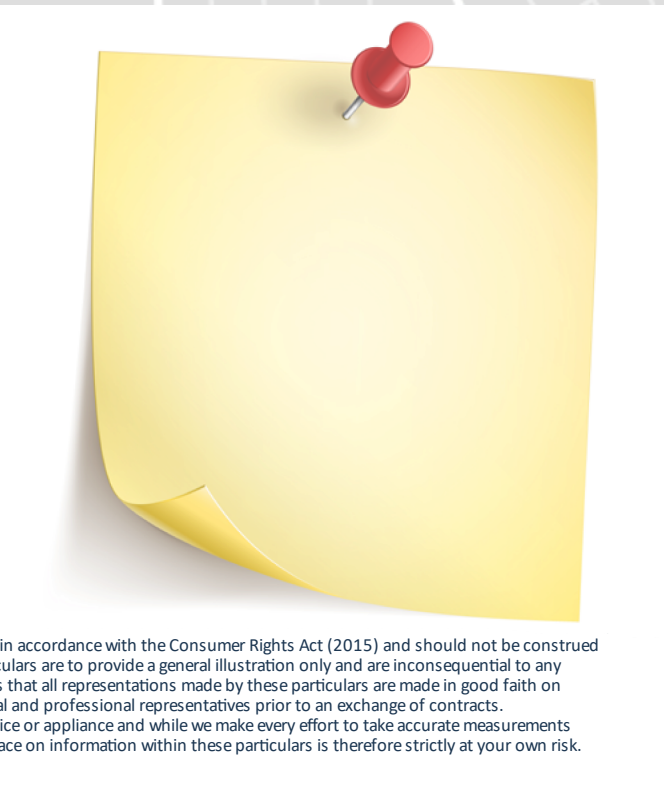
All measurements are approximate and for display purposes only







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	<div>38</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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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