

Stanfords  
— sales & lettings —



**Guide Price £650,000 Freehold**  
3 bedroom end of terrace house

Harvard Road  
Hither Green

# Read all about it...

Offered to the market with no onward chain, this bright and spacious end-of-terrace house is nestled on a quiet 'no through' road in Hither Green. The property benefits from excellent transport links from Hither Green Station, and a wide variety of friendly local shops and exciting places to eat and drink. Popular with young families, Harvard Road is well located for good nurseries and schools, and is just a short walk away from the beautiful open spaces of Mountsfield and Lewisham Parks.

Spanning over 1,200 sqft of living space, the ground floor of this delightful home features a welcoming lounge with bay windows to the front and a charming feature fireplace, a separate dining room, and a light-filled kitchen complete with modern units and a fitted breakfast bar. Upstairs, there are three bedrooms on the first floor, two of which are good-sized doubles, and a modern shower room. The loft has been thoughtfully converted, providing an additional room currently enjoyed as a snug by the owners.

Outside, the property also benefits from a well-maintained south-facing garden with off-street access.

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

## GROUND FLOOR

### Lounge

12' 5" x 11' 6" (3.78m x 3.51m)

Double-glazed bay windows, pendant ceiling light, cast iron fireplace, radiator, laminate wood flooring.

### Dining Room

11' 5" x 10' 11" (3.48m x 3.33m)

Double-glazed windows, chandelier ceiling light, radiator, laminate wood flooring.

### Kitchen

16' 9" x 9' 10" (5.11m x 3.00m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, farmhouse sink with mixer tap, integrated oven with gas hob and extractor hood, plumbing for washing machine and dishwasher, cupboard housing boiler, radiator, laminate wood flooring.

## FIRST FLOOR

### Bedroom

16' 2" x 11' 6" (4.93m x 3.51m)

Double-glazed windows, pendant ceiling light, radiator, laminate wood flooring.

### Bedroom

11' 5" x 10' 11" (3.48m x 3.33m)

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

### Bathroom

8' 4" x 6' 2" (2.54m x 1.88m)

Double-glazed windows, inset ceiling lights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### Bedroom

9' 10" x 8' 2" (3.00m x 2.49m)

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

## SECOND FLOOR

### Loft Room

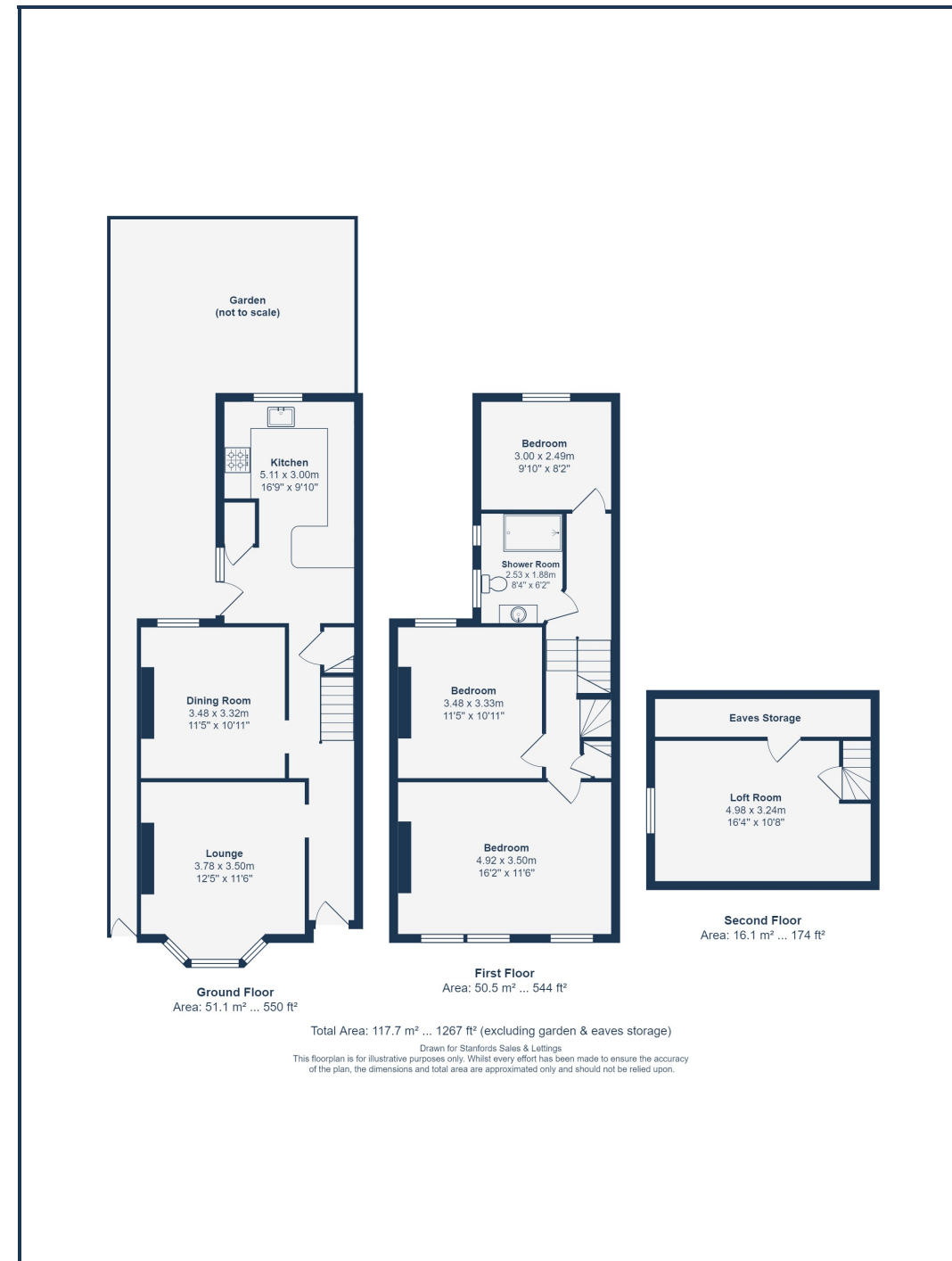
16' 4" x 10' 8" (4.98m x 3.25m)

Double-glazed window, track ceiling light, eaves storage, laminate wood flooring.

## OUTSIDE

### Garden

Paved patio with mature plant and tree borders, side access.



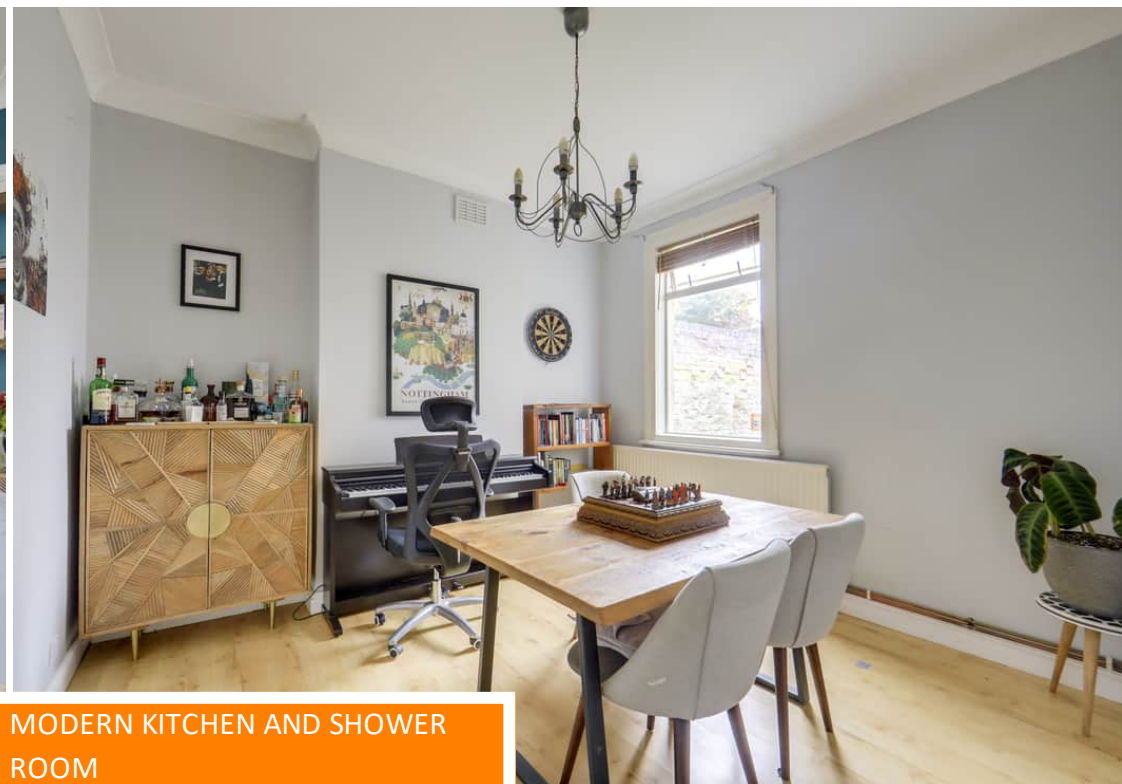
Like what you see?

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

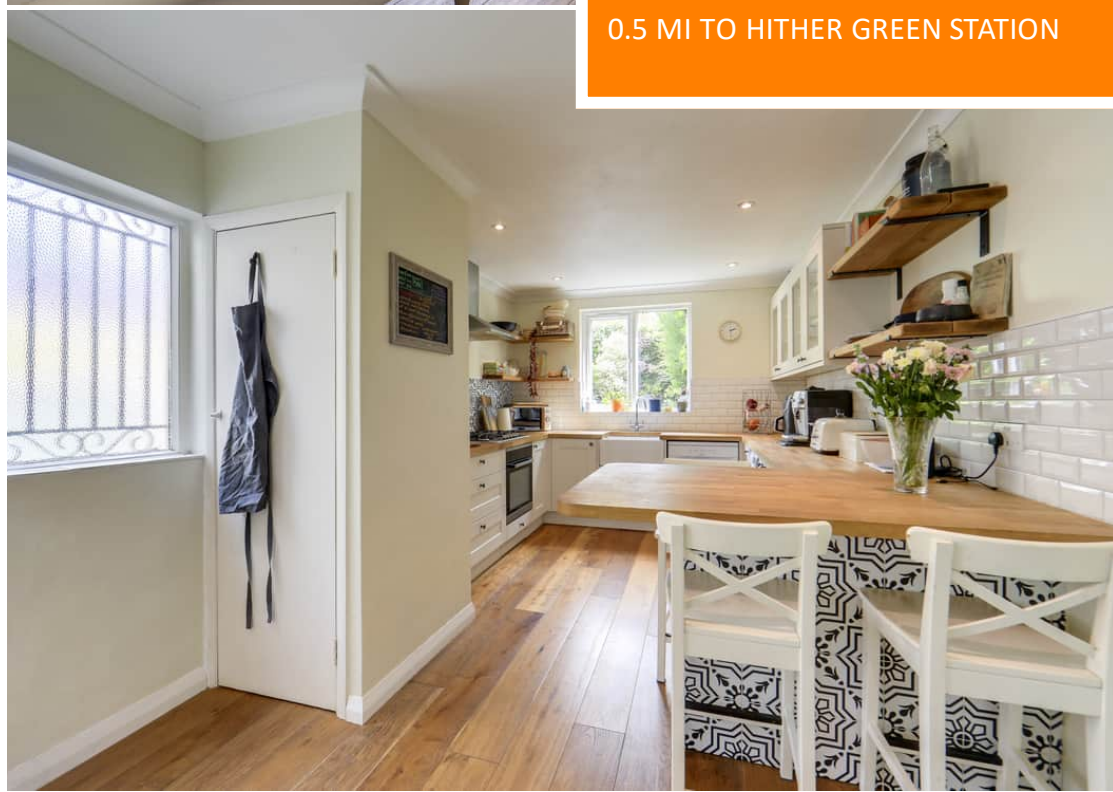
[www.stanfordestates.london](http://www.stanfordestates.london)

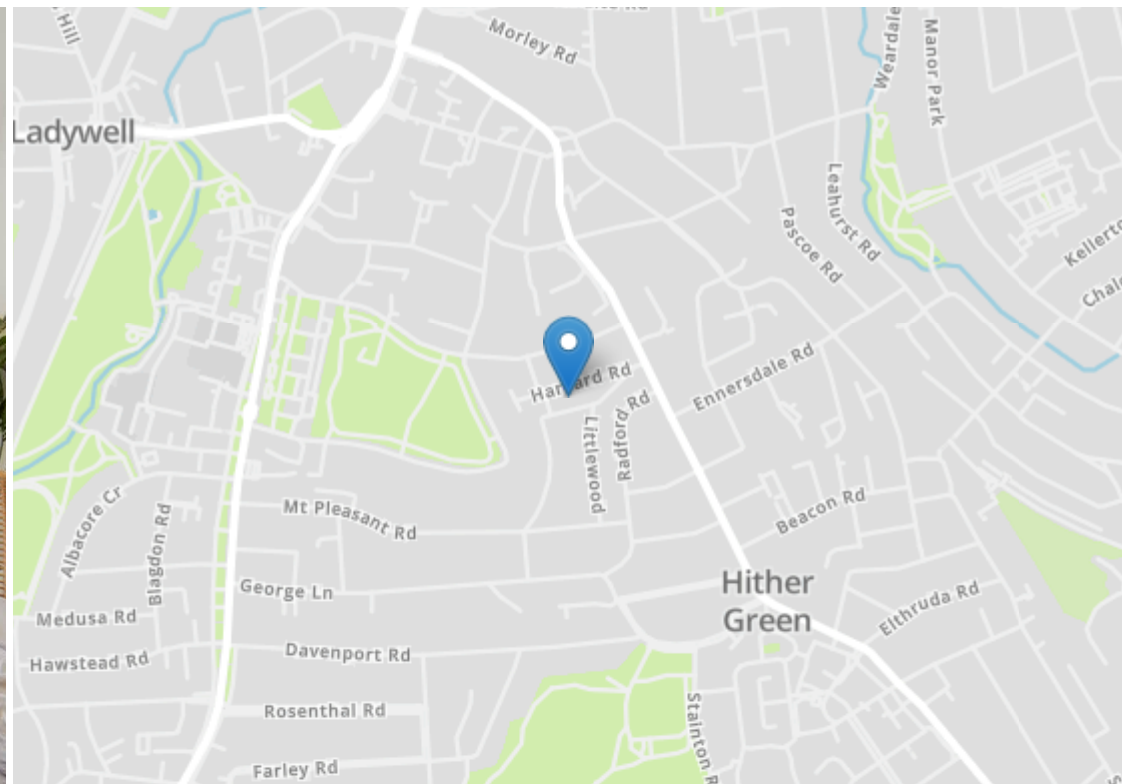


CHAIN FREE  
SOUTH FACING GARDEN  
0.5 MI TO HITHER GREEN STATION



MODERN KITCHEN AND SHOWER  
ROOM  
LOFT ROOM  
APPROX 1,267SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.