

Stanfords
— sales & lettings —



£790,000
3 bedroom

Pascoe Road
Hither Green

Read all about it...

Available new to the market, this extended three-bedroom residence on Pascoe Road is strategically positioned for proximity to esteemed nurseries and schools, local conveniences such as shops, cafes, and pubs, excellent transport links, and immediate access to the lush green spaces of the nearby Manor House Gardens.

Spanning multiple levels, the property features a substantial lounge/diner at the forefront leading into a bright and spacious kitchen that opens onto the rear garden. The ground floor is further enhanced by a convenient WC and shed space allowing for a large amount of additional storage, as well as a separate garden office providing even more usable space.

Ascending to the first floor, discover two bedrooms, both good-sized double rooms, served by a family bathroom. The top level has been thoughtfully designed to offer a generous and airy 14ft double bedroom, complete with its own ensuite shower room and additional storage space. With two bathrooms and an additional WC, this residence ensures practicality and convenience for modern living.



**0.3 MI FROM HITHER GREEN
STATION
LOUNGE/DINER
EN SUITE SHOWER ROOM**

**PRIVATE GARDEN
STORAGE SPACE THROUGHOUT
DESIRABLE LOCATION**

Like what you see?

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

A calendar or schedule posted on the refrigerator door, showing dates from 1 to 16.

GROUND FLOOR

Lounge / Diner

7.14m x 4.49m (23' 5" x 14' 9")

Shuttered Double Glazed Bay Window, Pendant Lighting, Hardwood Flooring, Breakfast Bar with Storage Cupboards, Double Glazed Door to Garden, Built-in Shelving.

Kitchen

3.54m x 2.72m (11' 7" x 8' 11")

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

W/C

W/C, Hand Basin with Cupboard Space, Built-In Shelving, Flush Ceiling Lighting, Tiled Splash-Back, Tiled Flooring

FIRST FLOOR

Bedroom

4.50m x 3.09m (14' 9" x 10' 2")

Fitted Carpet, Pendant Lighting, Radiator, Double Glazed Awning Window, Built-in Storage Cupboards & Shelving

Bedroom

3.94m x 2.76m (12' 11" x 9' 1")

Fitted Carpet, Double Glazed Awning Windows with Shutters, Built-in Shelving, Radiator, Pendant Lighting

Hall

Fitted Carpet, Pendant Lighting

Bathroom

3.54m x 2.68m (11' 7" x 8' 10")

Flush Ceiling Lighting, Double Glazed Awning Windows, Extractor Fan, Tiled Flooring and Walls, Single Mixer Tap Hand Basin, Bathtub with Mixer Tap, Walk in Shower

SECOND FLOOR

Bedroom

4.41m x 2.85m (14' 6" x 9' 4")

Fitted Carpet, Double Glazed Roof Windows & Casement Window, Built-in Wardrobe, Surround Lighting & Wall Lights

Bathroom

Hand Wash Basin with Mixer Tap, Tiled Flooring, Roof Window, Walk-In Shower, W/C, Flush Ceiling Lighting

Storage Room

Roof Window, Built-In Storage Cupboards, Hardwood Flooring, Radiator, Extra Eaves Space

OUTSIDE

Garden

Garden Studio & Office Space, Lawn Area, Privacy Fence, Patio Area

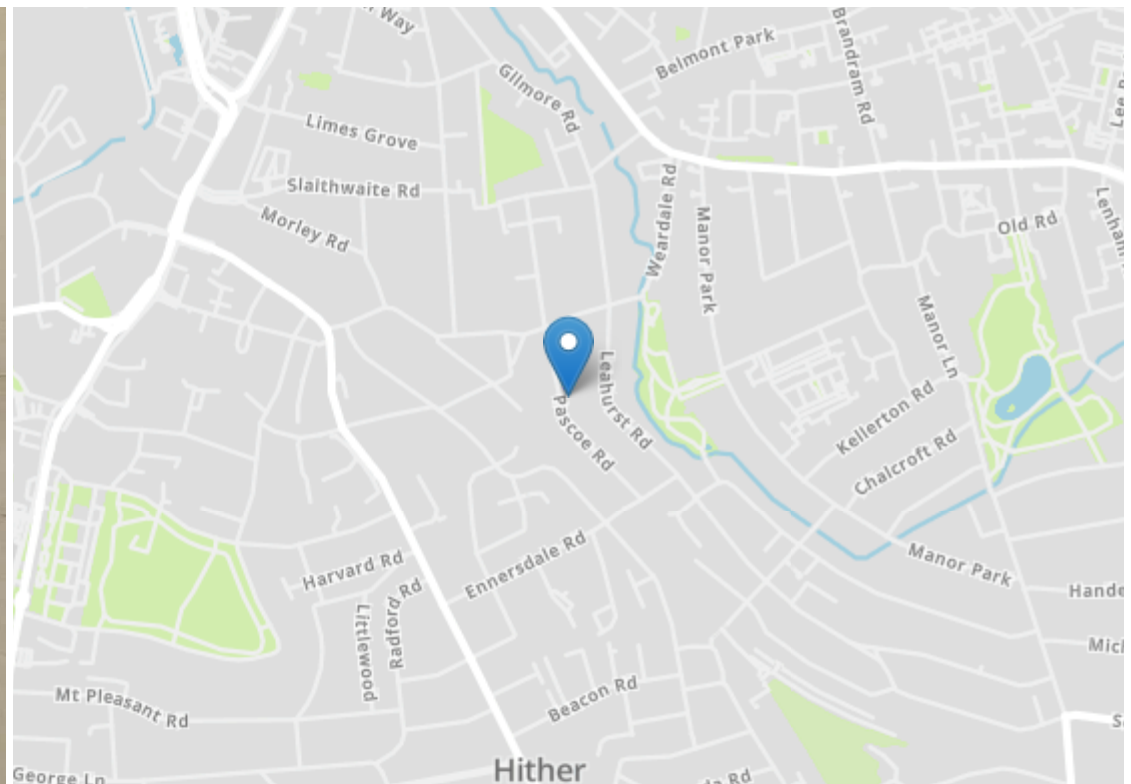


Total Area: 112.1 m² ... 1206 ft² (excluding garden, eaves storage)

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.







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.