

Stanfords
— sales & lettings —



£995,000
5 bedroom terraced house

Wellmeadow Road
Hither Green

Read all about it...

A beautiful five-bedroom, double-fronted Corbett house situated on the highly desirable Wellmeadow Road, a residential street located in the heart of Hither Green. Situated within 0.4 miles of Hither Green Station and local amenities, as well as being within the catchment for 'Outstanding' rated local primary schools, this property would make for the perfect family home.

Boasting almost 2,000sqft of internal space, the house comprises a welcoming entrance hall with doors leading out onto a large well-maintained garden and conservatory, a bright and airy lounge and a separate dining room - both with bay windows allowing in a lot of natural light, a utility and shower room off to the back as well as a fully fitted kitchen.

Upstairs, the first floor comprises three double bedrooms and a contemporary four-piece family bathroom. The second floor consists of the recent converter loft which provides two further double bedrooms and a shower room.

The house also includes off-street parking for two cars, plenty of storage space within the eaves and a generously sized cellar.

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

**FIVE BEDROOM HOUSE
0.4 MILES TO HITHER GREEN
STATION
DOUBLE-FRONTED CORBETT
HOUSE**

**FAMILY HOME
TOTAL AREA - 1,935SQFT.**

Like what you see?

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





GROUND FLOOR

Entrance Hall

Pendant light, fitted carpet, door to garden/conservatory.

Lounge

16' 1" x 11' 4" (4.90m x 3.45m)

Pendant light, front facing double glazed bay windows, radiator, fitted carpet.

Utility Room

Pendant light, rear facing double glazed window, matching wall and base units, stainless steel sink with drainer and single tap, wood flooring.

Bathroom

Pendant light, rear-facing double-glazed window, free-standing wash basin, walk-in shower, W/C, tile flooring.

Dining Room

12' 10" x 11' 0" (3.91m x 3.35m)

Pendant Light, front facing double glazed bay window, radiator, fitted carpet.

Kitchen

Spotlights, rear facing double glazed window, matching wall and base units, Double stainless steel sink with drainer and single tap, extractor hood, tile flooring.

FIRST FLOOR

Landing

Pendant light, rear facing double glazed window, fitted carpet.

Bedroom

10' 11" x 10' 0" (3.33m x 3.05m)

Pendant light, rear facing double glazed window, radiator, fitted carpet.

Bedroom

16' 2" x 14' 2" (4.93m x 4.32m)

Pendant light, front facing double glazed bay windows, radiator, fitted carpet.

Bedroom

14' 0" x 11' 2" (4.27m x 3.40m)

Pendant light, front facing double glazed bay windows, radiator, fitted carpet.

Bathroom

Spotlights, rear facing double glazed windows, washbasin with vanity unit, panel enclosed bathtub, walk-in shower, W/C, heated towel rail, laminate flooring.

SECOND FLOOR

Landing

Spotlights, skylights, wood flooring

Bathroom

Spotlights, rear facing double glazed window, washbasin with vanity unit, walk-in shower, W/C, laminate flooring.

Bedroom

10' 4" x 8' 8" (3.15m x 2.64m)

Spotlights, rear-facing double glazed window, laminate wood flooring

Bedroom

10' 4" x 8' 9" (3.15m x 2.67m)

Double-glazed door to a Juliette balcony, spotlights, Laminate wood flooring.

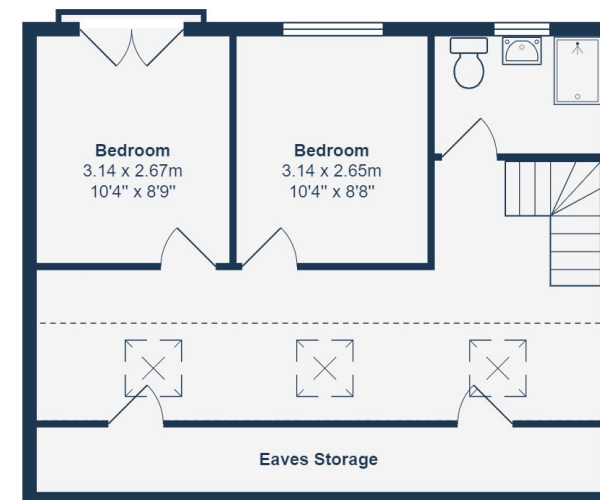
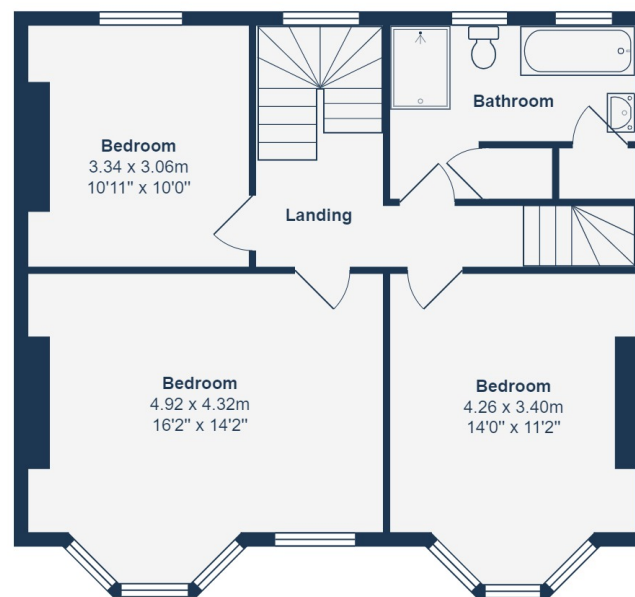
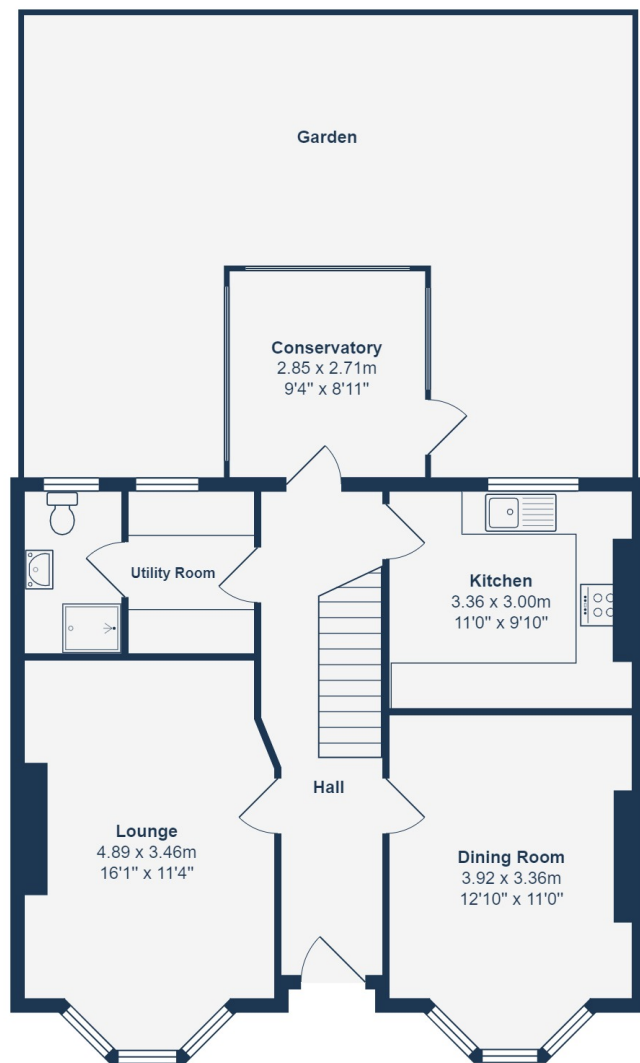
OUTSIDE

Conservatory

9' 4" x 8' 11" (2.84m x 2.72m)

Garden

Paved area, mature shrubbery, shed

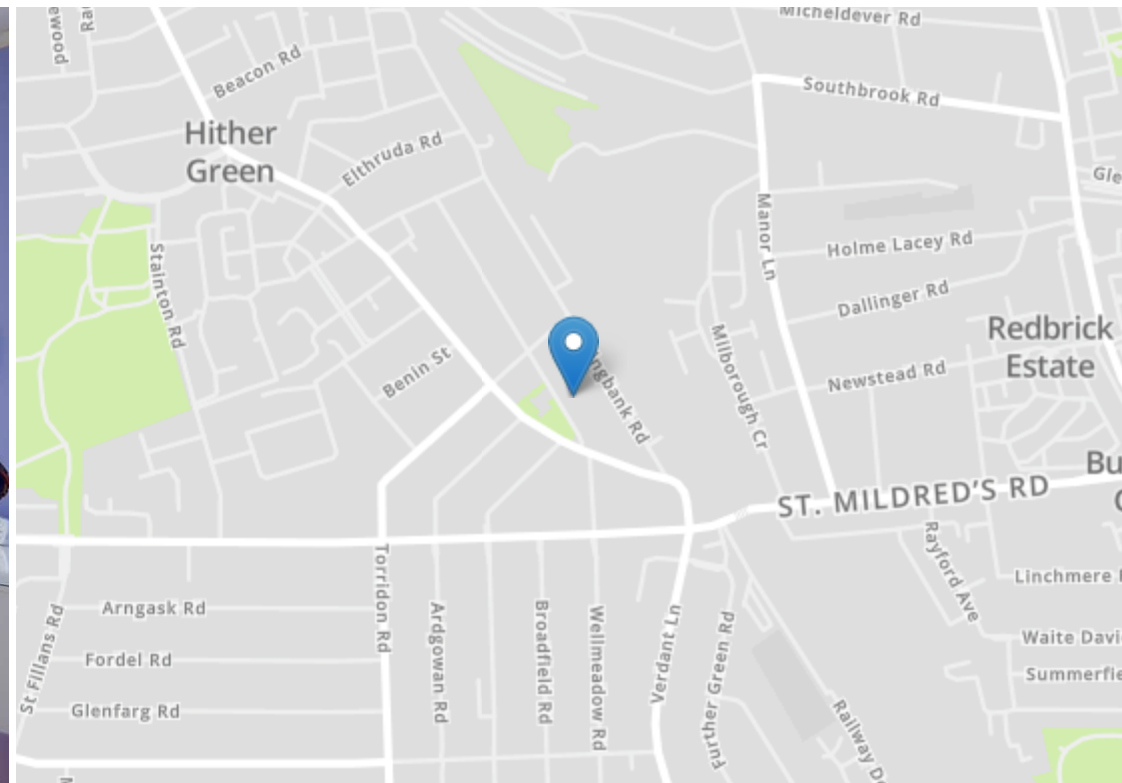


Total Area: 179.8 m² ... 1935 ft² (excluding garden)

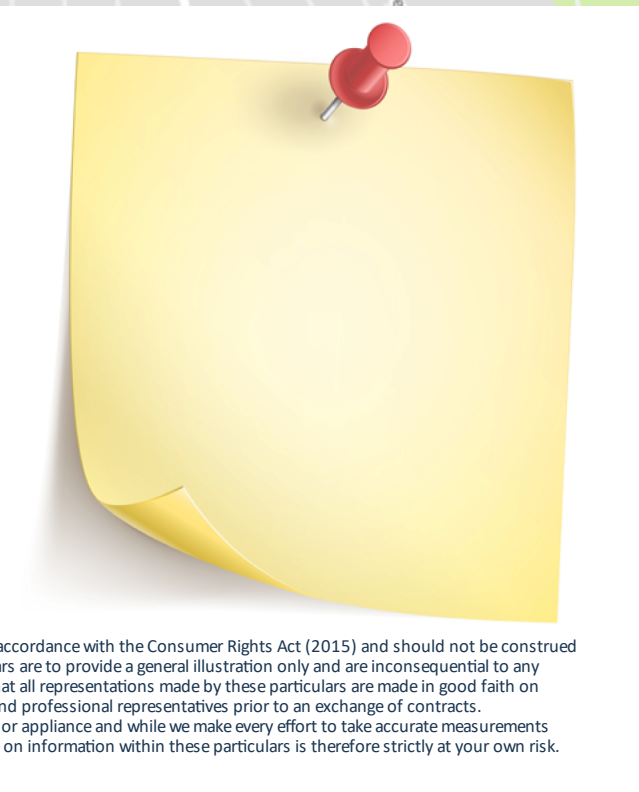
Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.