

Stanfords

— sales & lettings —



£725,000 Freehold
3 bedroom end of terrace house

Milborough Crescent
Lee

Read all about it...

Set on a quiet, tree-lined street, this bright and spacious three-bedroom end-of-terrace home is perfect for families or professionals looking for a well-connected property with character, space, and scope to grow.

The ground floor features a light-filled reception room with bay window and wood-burning stove, a separate dining room, and a generous kitchen overlooking the garden. French doors lead from the dining room to a versatile conservatory, which in turn opens onto a beautifully maintained rear garden — perfect for alfresco dining or relaxing outdoors.

To the front, the property benefits from a private driveway with an electric vehicle (EV) charging point, offering off-street parking and modern convenience. At the rear, a spacious garage and store room provide excellent storage or potential for a home office, studio, or workshop (STPP).

Upstairs, you'll find three well-proportioned bedrooms, a modern family bathroom, and a separate WC. The loft provides additional storage and exciting potential for extension, as seen in neighbouring homes (STPP).

Located within walking distance of Hither Green and Lee stations, the property is ideally placed for excellent transport links, local cafés, shops, and pubs. Families will appreciate the proximity to good nurseries and schools, including the Ofsted 'Outstanding' Brindishe Manor Primary. Manor House Gardens and Mountsfield Park are also close by, offering fantastic green space.

Council Tax: Lewisham band C

**THREE BED FAMILY HOME
CONSERVATORY/SUN ROOM
DETACHED GARAGE**

**TWO RECEPTION ROOMS
DRIVEWAY WITH EV CHARGER
GREAT TRANSPORT LINKS**



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 ceiling light, understairs storage cupboard, radiator, wood flooring.

Reception Room

4.18m x 3.34m (13' 9" x 10' 11")

Double-glazed bay windows, pendant ceiling light, fireplace with wood burning stove, alcove cabinets and shelving, radiator, fitted carpet.

Dining Room

3.68m x 3.34m (12' 1" x 10' 11")

Double-glazed French doors to conservatory, pendant ceiling light, radiator, wood flooring.

Kitchen

4.87m x 1.96m (16' 0" x 6' 5")

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven and gas hob, extractor hood, plumbing for washing machine, wood flooring.

Conservatory

3.35m x 2.42m (11' 0" x 7' 11")

Double-glazed windows and French doors to garden, wall-mounted lights, vinyl flooring.

FIRST FLOOR

Landing

Double-glazed window, pendant ceiling light, loft access, fitted carpet.

Bedroom

4.18m x 3.30m (13' 9" x 10' 10")

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

Bedroom

3.68m x 3.19m (12' 1" x 10' 6")

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

Bedroom

2.88m x 2.00m (9' 5" x 6' 7")

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

Bathroom

2.29m x 2.11m (7' 6" x 6' 11")

Double-glazed window, track ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, cupboard housing boiler, tile flooring.

WC

1.20m x 0.88m (3' 11" x 2' 11")

Double-glazed window, pendant ceiling light, WC, radiator, wood flooring.

OUTSIDE

Garden

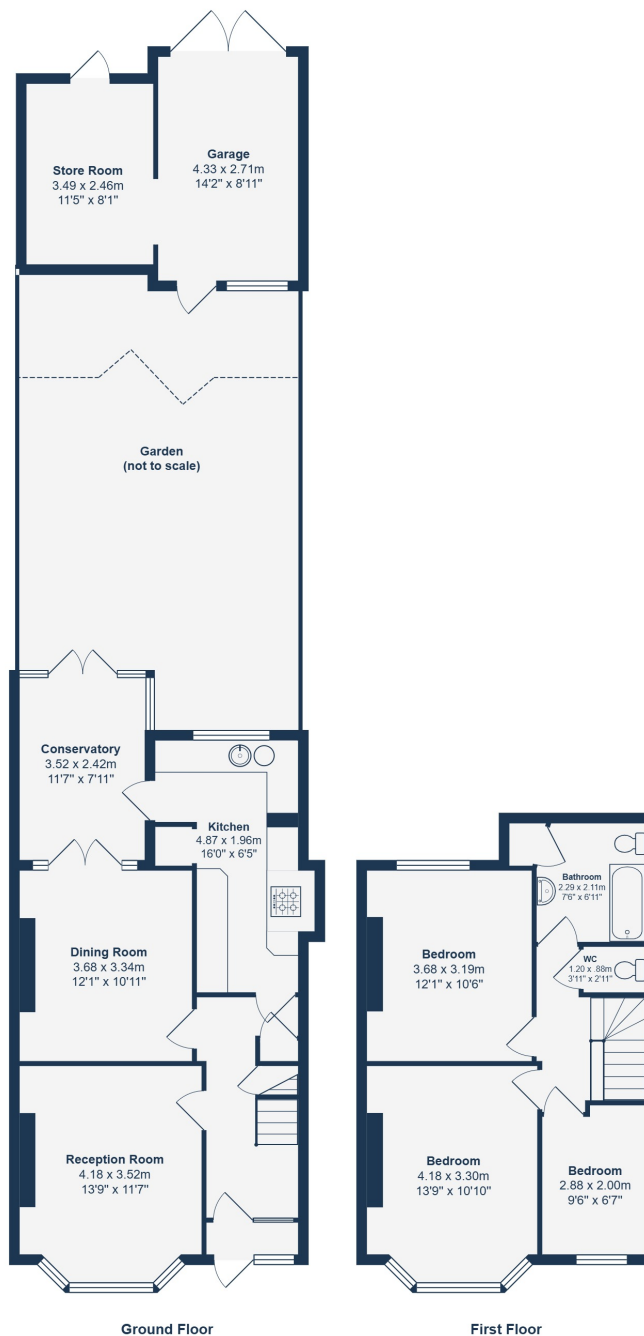
Lawn with mature plant borders, paved patio to rear, side access.

Garage

4.33m x 2.71m (14' 2" x 8' 11")

Store Room

3.149m x 2.46m (10' 4" x 8' 1")



Ground Floor

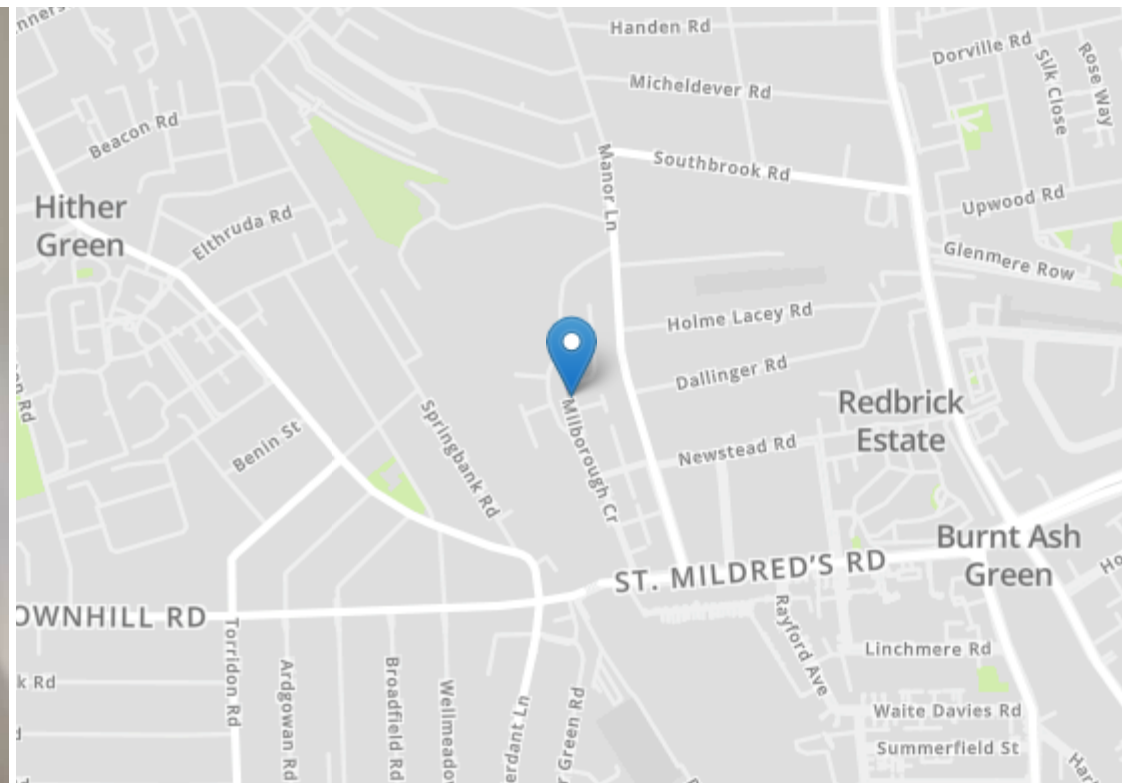
First Floor

Total Area: 101.7 m² ... 1095 ft² (excluding garage & store room)

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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(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.