

# Stanfords

— sales & lettings —



**£760,000**

3 bedroom terraced house

Blashford Street

Hither Green



## Read all about it...

A truly stunning three-bedroom terraced house offered to the market with no onward chain.

Internally the ground floor of this property features a spacious double reception room, boasting a delightful focal fireplace, bespoke fitted cabinetry and plantation shutters, a modern kitchen with plenty of space for dining to the rear along with a handy downstairs WC and plenty of built-in storage. Upstairs, you'll find three generously sized bedrooms, the master benefitting from custom-built wardrobes, a family bathroom and access to a loft space that's great for storage now but could be expanded STPP.

Perfect for entertaining, the kitchen boasts Bi-folding doors leading to a beautifully maintained rear garden.

Located on Blashford Street in Hither Green, this property is ideally situated for good schools, friendly local shops, cafes and restaurants, and Hither Green Station proving a range of commuter services into London, including LondonBridge in just 10 minutes. The popular Mountsfield Park is also just a short walk away with green open spaces, a children's playground, tennis courts, bowling green and Mountsfield Park Cafe - perfect for enjoying warm summer days.

**THREE BED FAMILY HOME  
BEAUTIFULLY DECORATED  
THROUGHOUT  
CHAIN FREE**

**SPACIOUS KITCHEN DINER  
CLOSE TO HITHER GREEN  
STATION  
TOTAL AREA - 1,104SQFT.**



**Like what you see?**

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





## GROUND FLOOR

### Hallway

16' 3" x 4' 10" (4.95m x 1.47m)

Pendant ceiling light, under-stair storage cupboards, column radiator, parquet wood flooring.

### Lounge

12' 7" x 11' 8" (3.84m x 3.56m)

Double-glazed windows, plantation shutters, semi-flush ceiling light, fireplace, alcove cabinetry, column radiator, parquet wood flooring.

### Reception

11' 1" x 9' 8" (3.38m x 2.95m)

Double-glazed window, semi-flush ceiling light, column radiator, parquet wood flooring.

### Kitchen/Diner

21' 3" x 9' 10" (6.48m x 3.00m)

Bi-folding doors to garden, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, range cooker with 5 ring gas hob, extractor hood, integrated dishwasher and washing machine, combi boiler, tiled flooring.

## WC

3' 8" x 2' 7" (1.12m x 0.79m)

Double-glazed window, pendant ceiling light, washbasin, WC, tiled flooring.

## FIRST FLOOR

### Bedroom

15' 0" x 12' 5" (4.57m x 3.78m)

Double-glazed windows, plantation shutters, pendant ceiling lights, fireplace surround, built-in wardrobes, column radiator, wood flooring.

### Bedroom

10' 11" x 9' 8" (3.33m x 2.95m)

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

### Bedroom

11' 11" x 10' 0" (3.63m x 3.05m)

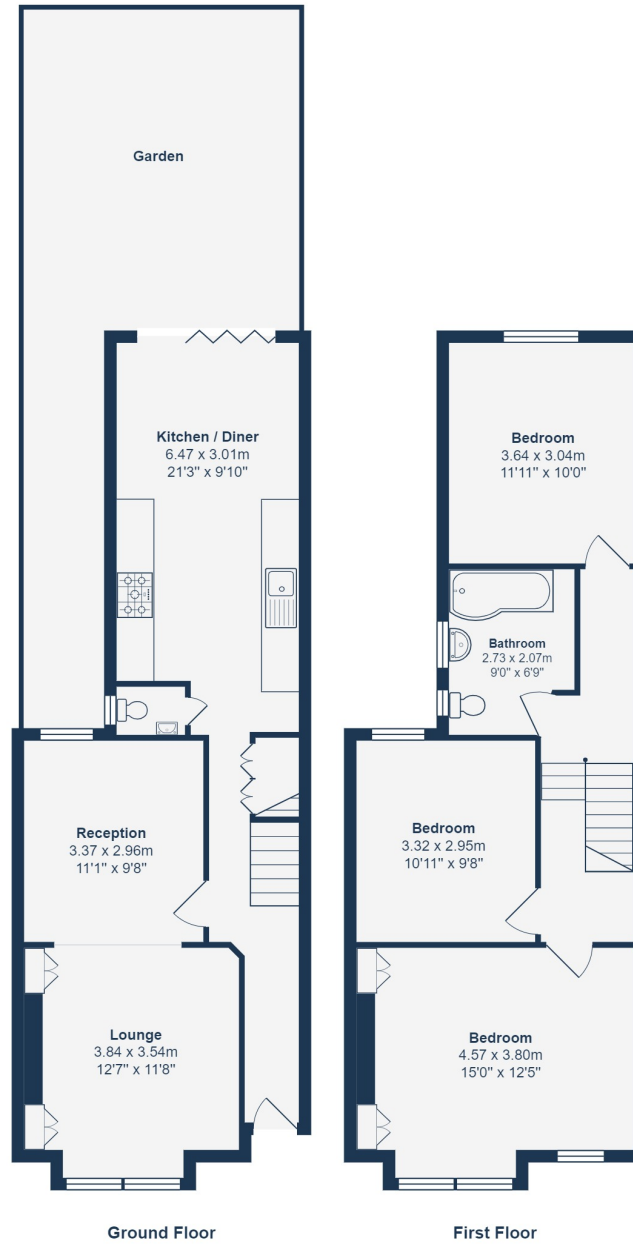
Double-glazed window, pendant ceiling light, column radiator, fitted carpet.

### Bathroom

9' 0" x 6' 9" (2.74m x 2.06m)

Double-glazed windows, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tiled flooring.





Total Area: 102.5 m<sup>2</sup> ... 1104 ft<sup>2</sup> (excluding garden)

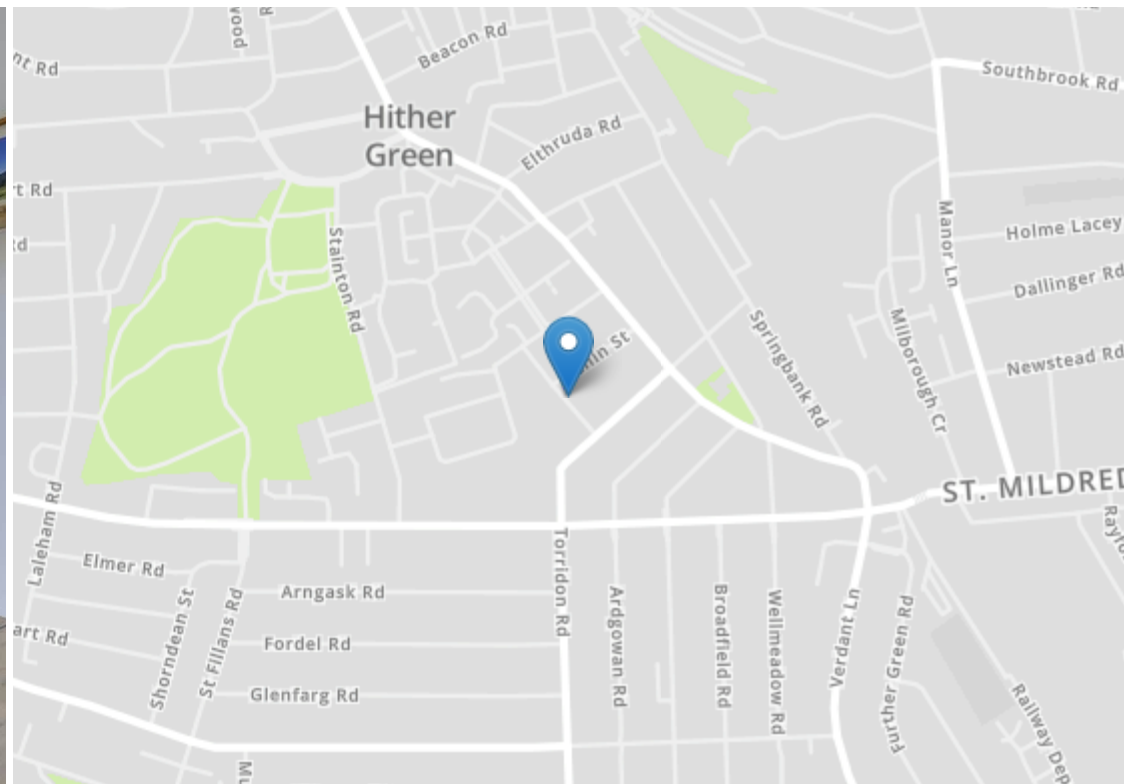
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(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.