

Stanfords  
— sales & lettings —



**£875,000**

4 bedroom terraced house

Hither Green Lane  
Hither Green

## Read all about it...

Offered to the market with no onward chain, this stunning four-bedroom family home boasts spacious and modern accommodation, whilst retaining a wealth of beautiful period features.

Arranged over three floors and immaculately presented throughout, the ground floor of this property features a spacious double reception room to the front and a modern kitchen/diner to the rear with bi-folding doors which lead out to a well-maintained garden. The ground floor also houses a utility room and downstairs cloakroom, as well as a handy bike shed in the front garden.

Upstairs there are three good-sized bedrooms on the first floor, the master benefitting from bespoke fitted wardrobes and a modern family bathroom. The top floor is home to a bright and spacious 19ft double bedroom and ensuite shower room.

Located on Hither Green Lane, this property is ideally situated for good schools, including the 'Outstanding' rated Brindishe Green Primary School, friendly local shops, cafes and restaurants and just a short walk away from Hither Green Station. Mountsfield Park is also just a stone's throw away with green open spaces, tennis courts, a bowling green and Mountsfield Park Cafe - perfect for enjoying those warm summer days.

**CHAIN FREE  
FANTASTIC CONDITION  
THROUGHOUT  
CLOSE TO HITHER GREEN  
STATION**

**FOUR DOUBLE BEDROOMS  
GOOD SCHOOLS  
TOTAL AREA - 1,519SQFT.**

**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

### Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Double-glazed sash bay windows, plantation shutters, pendant ceiling light, fireplace with tiled hearth, radiator, parquet wood flooring.

### Reception Room

11' 10" x 10' 4" (3.61m x 3.15m)

Double-glazed door to garden, pendant ceiling light, fireplace, radiator, parquet wood flooring.

### Kitchen/Dining Room

18' 4" x 9' 8" (5.59m x 2.95m)

Double glazed window, bi-folding doors to garden, ceiling spotlights, fitted kitchen units. 1.5 bowl sink with mixer tap, integrated fridge/freezer, dishwasher, oven, gas hob and downdraft extractor, laminate flooring.

### Utility/WC

6' 9" x 5' 4" (2.06m x 1.63m)

Double-glazed door to garden, ceiling spotlights, fitted cabinets, plumbing for washing machine, washbasin, WC, laminate flooring.

## FIRST FLOOR

### Bedroom

15' 10" x 14' 10" (4.83m x 4.52m)

Double-glazed sash windows, plantation shutters, ceiling spotlights, built-in wardrobes, radiator, fitted carpet.

### Bedroom

12' 0" x 10' 1" (3.66m x 3.07m)

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

### Bathroom

8' 7" x 6' 8" (2.62m x 2.03m)

Double-glazed sash window, ceiling spotlights, walk-in shower with overhead and handheld showers, bathtub, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

### Bedroom

16' 8" x 9' 8" (5.08m x 2.95m)

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

## SECOND FLOOR

### Bedroom

19' 0" x 9' 3" (5.79m x 2.82m)

Double-glazed windows, ceiling spotlights, eaves storage, radiator, fitted carpet.

### Shower Room

5' 7" x 4' 9" (1.70m x 1.45m)

Double-glazed window, walk-in shower, washbasin, WC, tiled flooring.

## OUTSIDE

### Garden

Paved patio leading to artificial lawn and raised planters.



Ground Floor

First Floor

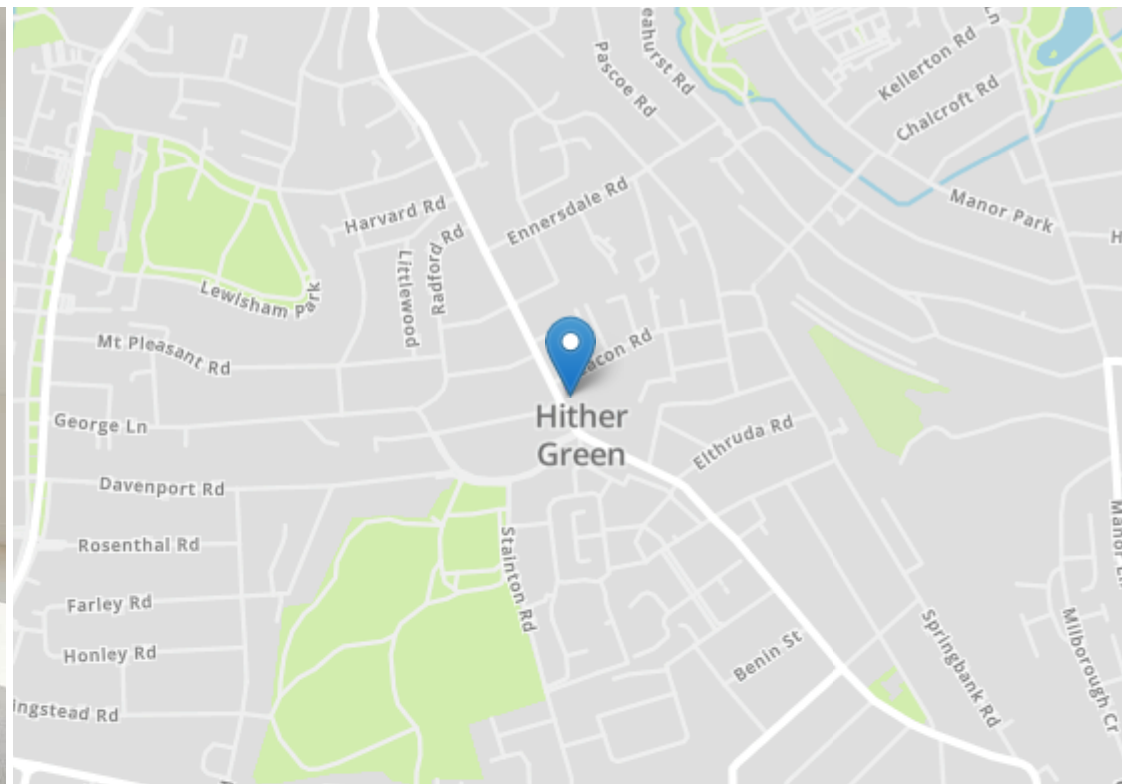
Second Floor

Total Area: 141.1 m<sup>2</sup> ... 1519 ft<sup>2</sup> (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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	52	
(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



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