

Stanfords
— sales & lettings —



£725,000

4 bedroom terraced house

Murillo Road
Hither Green

Read all about it...

Offered to the market with no onward chain, this extended four-bedroom family home on Murillo Road is ideally situated for good nurseries and schools, friendly local shops, cafes and pubs, great transport links and just moments away from the green open spaces of Manor House Gardens.

Arranged over three floors, this property features a large living room to the front with a separate dining room leading through to a light and spacious kitchen and rear garden. The ground floor also benefits from a handy downstairs WC and access to the cellar for storage.

Upstairs there are three bedrooms on the first floor, two of which are good-sized doubles, and a family bathroom. The top floor has been extended to create a bright and airy 19ft double bedroom with an ensuite shower room.



**FOUR BED FAMILY HOME
0.6 MI TO HITHER GREEN
STATION
CHAIN FREE**

**LOFT & REAR EXTENDED
CLOSE TO MANOR HOUSE
GARDENS**



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

Living Room

14' 11" x 13' 1" (4.55m x 3.99m)

Double-glazed windows, plantation shutters, ceiling light, radiator, wood flooring.

Dining Room

12' 11" x 10' 10" (3.94m x 3.30m)

Ceiling light, radiator, wood flooring.

Kitchen

15' 9" x 8' 8" (4.80m x 2.64m)

Double-glazed windows and doors to garden, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, wine cooler, oven, grill, 5 ring gas hob and extractor hood, plumbing for washing machine, combi boiler, tiled flooring.

WC

5' 8" x 2' 5" (1.73m x 0.74m)

Ceiling light, washbasin, WC, tiled flooring.

FIRST FLOOR

Bedroom

14' 4" x 10' 9" (4.37m x 3.28m)

Double glazed windows, pendant ceiling light, radiator, wood flooring.

Bedroom

13' 6" x 10' 9" (4.11m x 3.28m)

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

Bedroom

8' 9" x 5' 6" (2.67m x 1.68m)

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

Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

Double-glazed window, bathtub with shower, washbasin on vanity unit, WC, towel rail, tiled flooring.

SECOND FLOOR

Bedroom

19' 4" x 9' 11" (5.89m x 3.02m)

Double-glazed windows to rear, roof window to front, ceiling spotlights, eaves storage, radiator, wood flooring.

Ensuite

6' 2" x 5' 2" (1.88m x 1.57m)

Double-glazed windows, ceiling spotlights, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

CELLAR

Cellar

OUTSIDE

Garden

Raised wood deck leading to astroturf lawn.



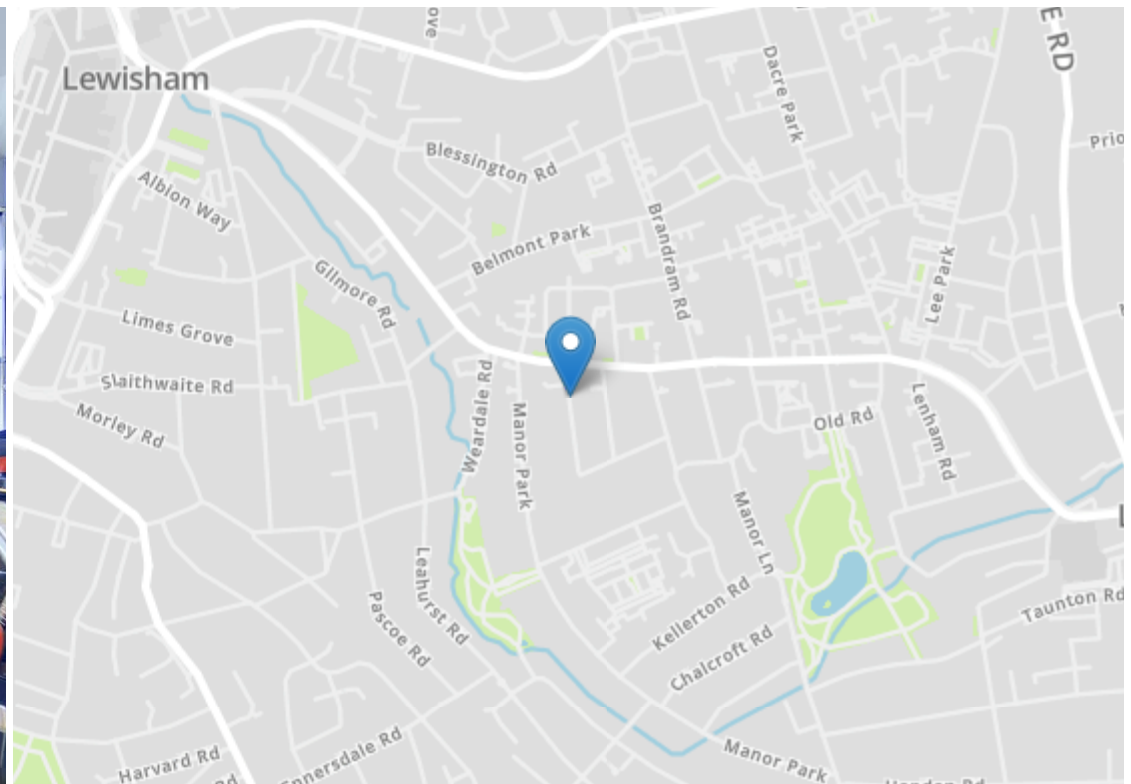
Total Area: 124.0 m² ... 1335 ft² (excluding garden, eaves storage & cellar)

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		83
(69-80) C	70	
(55-68) D		
(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.