



**Guide Price £875,000**  
5 bedroom terraced house

Pascoe Road  
Hither Green  
SE13

## Read all about it...

Fresh to the market, this expanded five-bedroom residence on Pascoe Road offers strategic positioning near prestigious nurseries and schools, as well as local amenities like shops, cafes, and pubs. It boasts excellent transport links and immediate access to the lush greenery of nearby Manor House Gardens.

Spanning multiple levels, this property features a spacious lounge/diner at the forefront, leading to a bright and roomy kitchen that seamlessly opens onto the rear garden. The ground floor is further enhanced by a convenient WC and utility, offering ample additional storage, along with a separate garden shed providing even more usable space.

On the first floor, discover three generously-sized double bedrooms served by a family bathroom. All of the bedrooms are spacious, and the main bedroom features a beautiful bay window to the front of the property, allowing for an abundance of natural light, as well as plenty of space for additional furniture to really fill out the room.

Heading to the top floor, the property has been carefully extended to allow for 2 further double bedrooms, one with access to some storage in the eaves of the house and skylights to let natural light in. On the floor there is also another modern shower room for convenience, featuring a walk in shower as well as tasteful up to date decor throughout.

This property is perfect for an established family, or professionals looking to expand into something bigger without having to extend themselves. The property has been extended with care and maintained to a high standard. Get in touch with us to book a viewing and come and see this property now!



**5 BEDROOM  
LOFT & KITCHEN EXTENDED  
KITCHEN / DINER**

**0.4 MI TO HITHER GREEN  
STATION  
SCHOOL CATCHMENT  
TOTAL AREA - 1,591SQFT.**

**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

15' 4" x 10' 11" (4.67m x 3.33m)

Double Glazed Bay Window, Hard Wood Flooring, Fireplace & Mantelpiece, Chandelier Lighting, Radiator

### Reception Room

9' 8" x 9' 6" (2.95m x 2.90m)

Double Glazed Window, Hard Wood Flooring, Chandelier Lighting, Radiator.

### W/C

W/C & Hand Wash Basin, Ceiling Lighting, Tiled Floor

### Utility Room

Plumbing for Washer & Dryer, Sink

### Kitchen/Diner

27' 3" x 9' 2" (8.31m x 2.79m)

Flush Ceiling Lighting, Matching Wall and Base Units, Tiled Flooring and Splashback, Fixture for Gas Hob & Oven, Extraction Fan, Single Faucet Sink with Mixer Tap, Double Glazed Casement Window and Door to Garden

## FIRST FLOOR

### Bedroom

14' 11" x 11' 7" (4.55m x 3.53m)

Double Glazed Window, Fitted Carpet, Pendant Lighting, Radiator

### Bedroom

11' 7" x 9' 5" (3.53m x 2.87m)

Double Glazed Window, Fitted Carpet, Pendant Lighting, Radiator

### Bathroom

Ceramic Bathtub, Shower with Glass Curtain & W/C, Frosted Double Glazed Window, Hand Wash Basin, Flush Ceiling Lighting, Tiled Flooring

### Bedroom

11' 6" x 9' 1" (3.51m x 2.77m)

Double Glazed Window, Fitted Carpet, Pendant Lighting, Radiator

## SECOND FLOOR

### Bedroom

12' 8" x 9' 9" (3.86m x 2.97m)

Double Glazed Window, Fitted Carpet, Pendant Lighting, Radiator

### Shower Room

8' 9" x 5' 7" (2.67m x 1.70m)

Walk In Shower, Hand Wash Basin, W/C, Frosted Double Glazed Casement Window, Tiled Flooring, Flush Ceiling Lighting

### Bedroom

11' 7" x 10' 3" (3.53m x 3.12m)

Double Glazed Window, Fitted Carpet, Pendant Lighting, Radiator

## OUTSIDE

### Garden

Lawn Area, Raised Brick Area, Wooden Privacy Fence, Planting Area



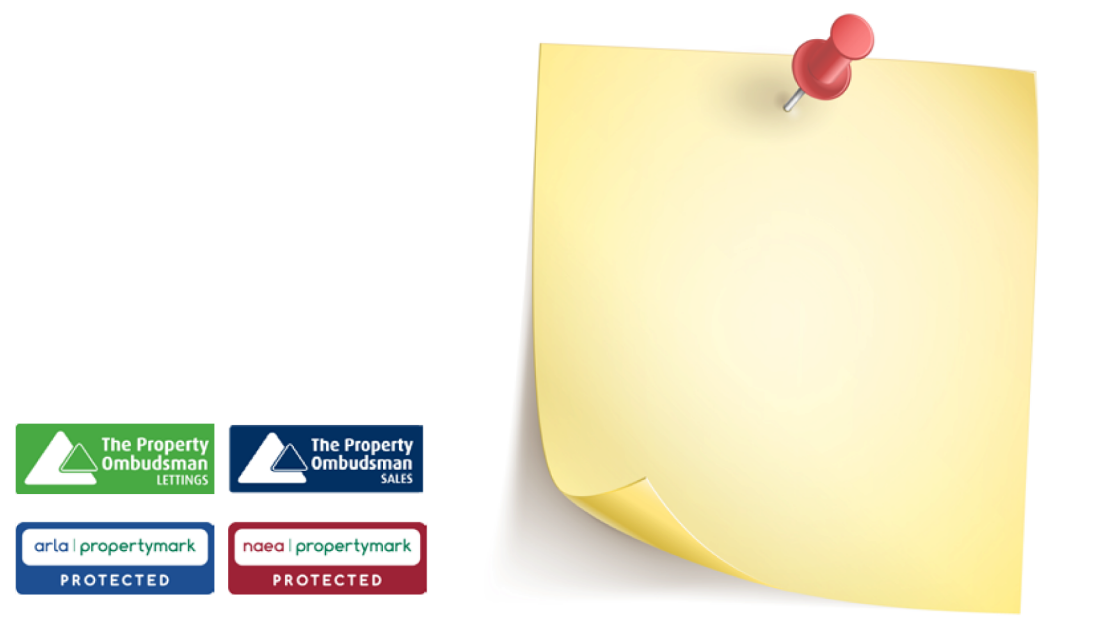
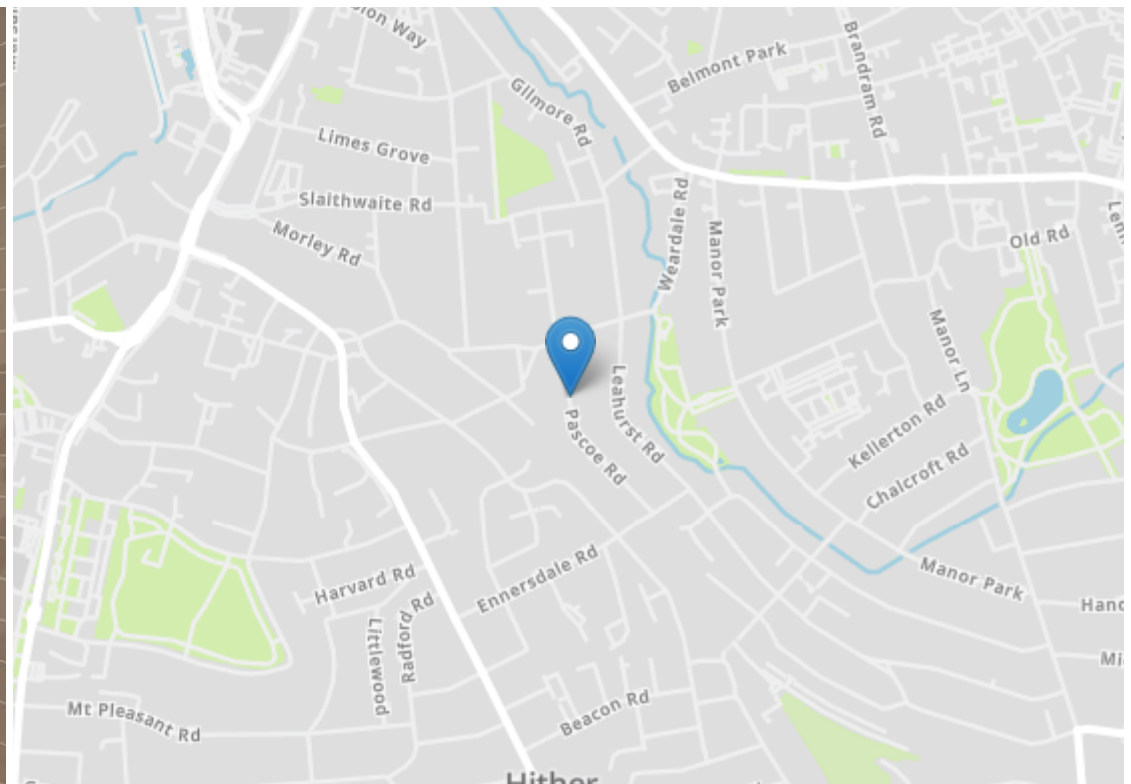
Total Area: 154.5 m<sup>2</sup> ... 1663 ft<sup>2</sup> (excluding garden, eaves storage)

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.







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