

Stanfords

— sales & lettings —



£485,000 Freehold
2 bedroom terraced house

Lullingstone Lane
Hither Green

Read all about it...

This light and modern two-bedroom terraced house, offered with no onward chain, presents an exciting opportunity for buyers seeking a move-in ready property in a great location.

Beautifully decorated throughout, the ground floor features a welcoming entrance hall leading to a sleek, modern kitchen, a convenient downstairs WC, and a spacious lounge with ample dining space. French doors open to a lovingly maintained garden, boasting mature plants and a rear patio, perfect for warm summer days and alfresco meals.

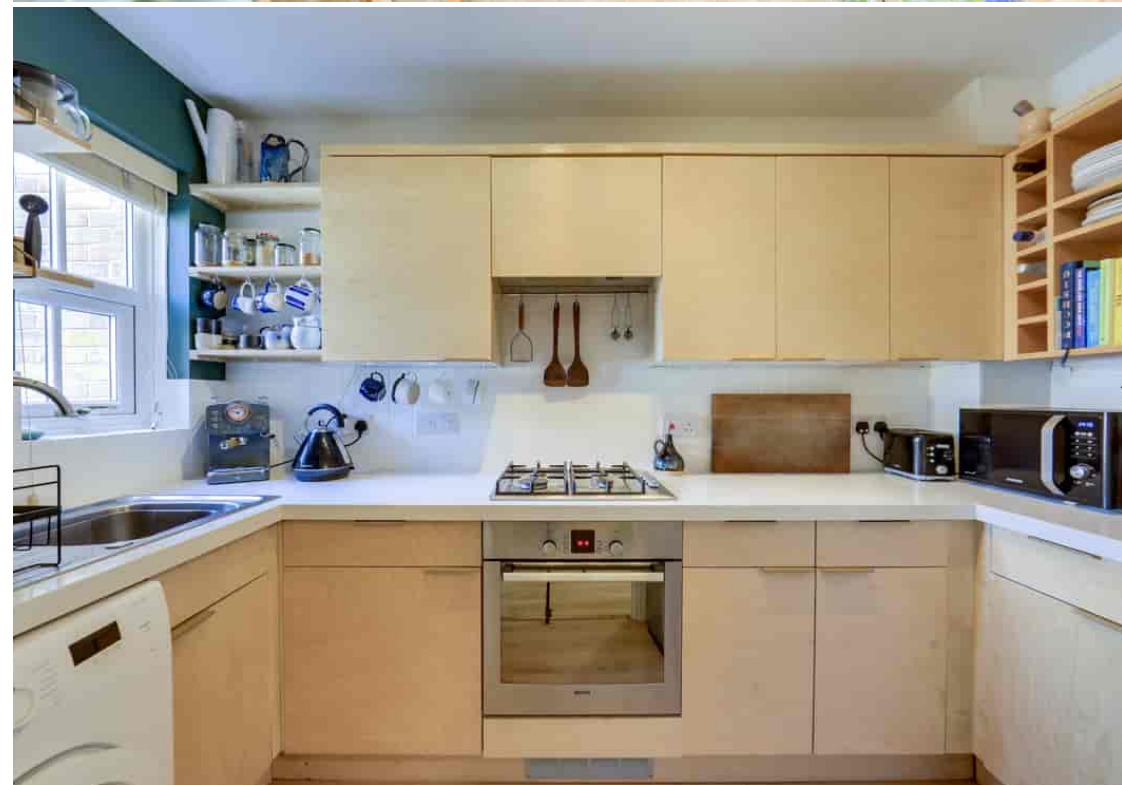
Heading upstairs, you'll find two generously sized bedrooms, with the master benefiting from built-in storage. A contemporary bathroom and access to the loft for additional storage complete the upper floor. This property also benefits from allocated off-street parking.

Situated in the popular Meridian South Development, this home is within walking distance of essential amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness Gym. The local area also offers a diverse array of shops, supermarkets, and exciting places to eat and drink, as well as fantastic transport links into Central London from Hither Green Station. Popular with families, Lullingstone Lane is well-served by local nurseries and schools and is just a stone's throw away from the beautiful open spaces of Mountsfield Park.

Tenure: Freehold | **Council Tax:** Lewisham band D

TWO DOUBLE BEDROOMS
EAST FACING GARDEN
0.5MI TO HITHER GREEN STATION

MODERN KITCHEN & BATHROOMS
OFF-STREET PARKING
CLOSE TO MOUNTSFIELD PARK



Like what you see?

Call **020 8690 3656** or email us at catford@stanfordstates.london
to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

14' 9" x 5' 10" (4.50m x 1.78m)

Pendant ceiling lights, radiator, wood flooring.

Lounge

16' 9" x 11' 8" (5.11m x 3.56m)

Double-glazed windows and French doors to garden, pendant ceiling lights, radiator, wood flooring.

Kitchen

10' 8" x 5' 6" (3.25m x 1.68m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer-tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, wood flooring.

WC

5' 3" x 3' 1" (1.60m x 0.94m)

Double-glazed window, ceiling light, wall-mounted washbasin, WC, cupboard enclosed boiler, radiator, wood flooring.

FIRST FLOOR

Bedroom

11' 8" x 9' 10" (3.56m x 3.00m)

Double-glazed windows, pendant ceiling light, built-in wardrobes and shelving, radiator, fitted carpet.

Bedroom

11' 8" x 8' 5" (3.56m x 2.57m)

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

Bathroom

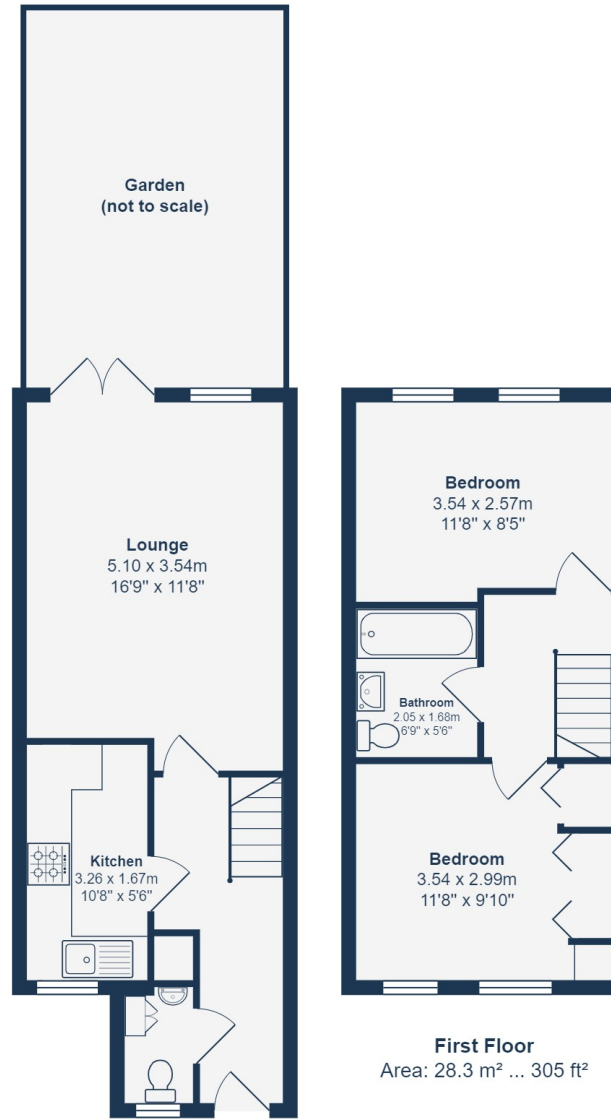
6' 9" x 5' 6" (2.06m x 1.68m)

Inset ceiling lights, bathtub with overhead and handheld showers, shower screen, wall-mounted washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Paved pathway leading to rear patio, mature plant borders and storage shed.



Ground Floor
Area: 32.1 m² ... 345 ft²

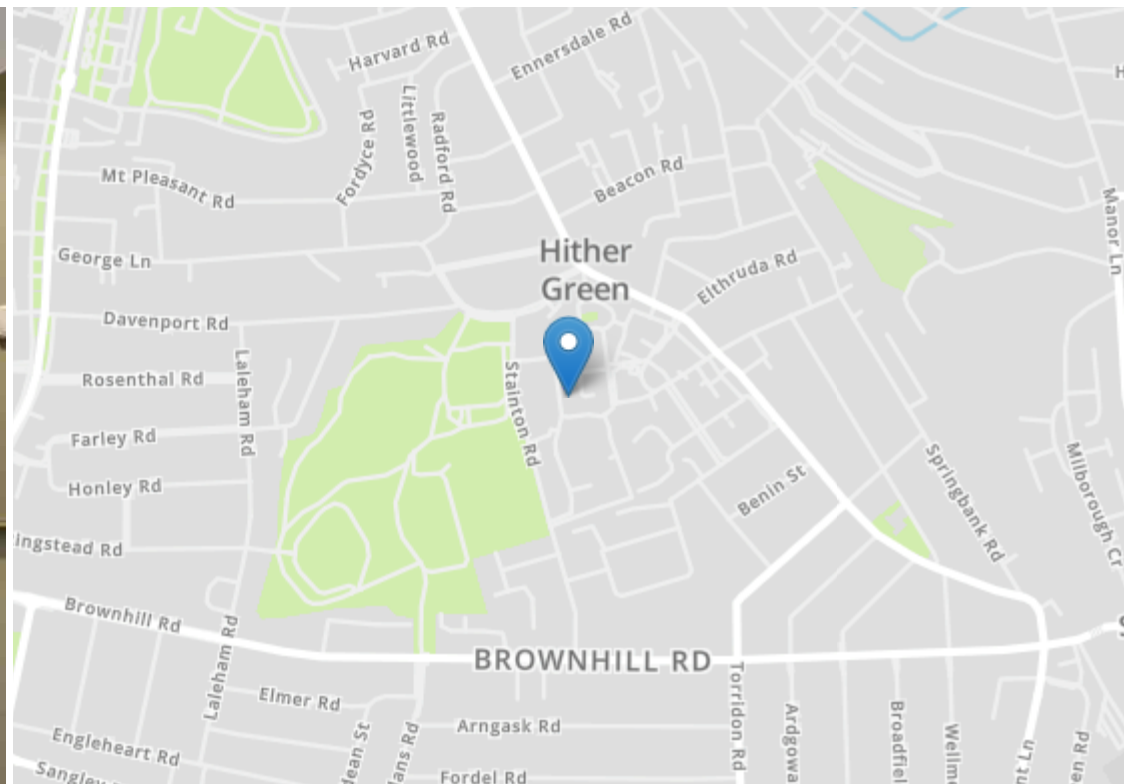
First Floor
Area: 28.3 m² ... 305 ft²

Total Area: 60.4 m² ... 650 ft²

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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