



Guide Price £1,000,000 Freehold
4 bedroom terraced house

George Lane
Hither Green

Read all about it...

This spacious and beautifully presented brick-fronted terraced house offers over 1,500 sqft of elegant living space, effortlessly combining charming period details with sleek, contemporary finishes to create the ideal home for modern family living.

Upon entering, a light and welcoming hallway leads to a cosy double reception room, framed by Crittall French doors. The room is enhanced by double-glazed sash bay windows that flood the space with natural light, while a charming feature fireplace adds warmth and character. To the rear, the sleek, modern kitchen is the heart of the home, featuring a central island and bespoke units. This space seamlessly flows into the lounge and dining area, forming a cohesive and inviting environment for both family life and entertaining. Crittall doors open onto a paved patio and a beautifully landscaped south-facing garden, extending the living space outdoors. At the rear, a pergola provides a picturesque setting for alfresco gatherings.

Upstairs, a skylight brightens the landing, which leads to four generously proportioned bedrooms. The stylish family bathroom is a standout feature, boasting a stunning four-piece suite with elegant brass fixtures. Additional practicality is offered by access to a spacious loft, providing ample storage and potential for future expansion (subject to planning permission).

Perfectly situated for excellent transport links, the property is within easy reach of Hither Green, Ladywell and Catford Twin Stations, offering quick and frequent connections to Central London. The vibrant local area features a variety of independent shops, supermarkets, and enticing dining options, creating a lively community atmosphere. Essential amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness gym, are conveniently nearby.

Popular with families, Hither Green is known for its highly regarded nurseries and schools. The beautiful open spaces of Mountsfield Park, just a short stroll away, provide a tranquil setting for outdoor activities, leisurely walks, and enjoying the natural beauty of the area.

Council Tax: Lewisham band D

**FOUR BED FAMILY HOME
OPEN PLAN KITCHEN/LIVING ROOM
0.7MI TO HITHER GREEN STATION**

**SOUTH FACING GARDEN
PERIOD TERRACED HOUSE
CLOSE TO MOUNTSFIELD PARK**



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

Entrance Hall

Inset ceiling spotlights, understairs storage cupboard, radiator, wood flooring.

Reception Room

12' 10" x 11' 1" (3.91m x 3.38m)

Double-glazed sash bay windows, pendant ceiling light, fireplace, radiator, wood flooring.

Reception Room

11' 2" x 10' 8" (3.40m x 3.25m)

Pendant ceiling light, alcove shelving, radiator, wood flooring.

Kitchen/Living Room

31' 4" x 15' 9" (9.55m x 4.80m)

Crittall doors to garden, skylights, inset ceiling spotlights, pendant ceiling lights, in-ceiling speakers, bespoke fitted cabinetry and central island, sink with mixer tap, integrated dishwasher, oven and hob, utility closet with plumbing for washing machine, radiator, working fireplace, radiator, wood flooring.

WC

7' 4" x 3' 1" (2.24m x 0.94m)

Inset ceiling spotlight, pendant ceiling lights, washbasin, WC, radiator, tile flooring.

FIRST FLOOR

Landing

Skylight, inset ceiling spotlights, storage cupboard, fitted carpet.

Bedroom

16' 2" x 10' 11" (4.93m x 3.33m)

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

Bedroom

11' 1" x 10' 8" (3.38m x 3.25m)

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

Bathroom

8' 1" x 7' 5" (2.46m x 2.26m)

Double-glazed sash window, inset ceiling spotlights, wall mounted lights, freestanding bathtub with handheld shower, walk-in shower, vanity unit with two washbasins, WC, heated towel rail, tile flooring.

Bedroom

8' 1" x 8' 0" (2.46m x 2.44m)

Double-glazed sash window, inset ceiling spotlights, radiator, fitted carpet.

Bedroom

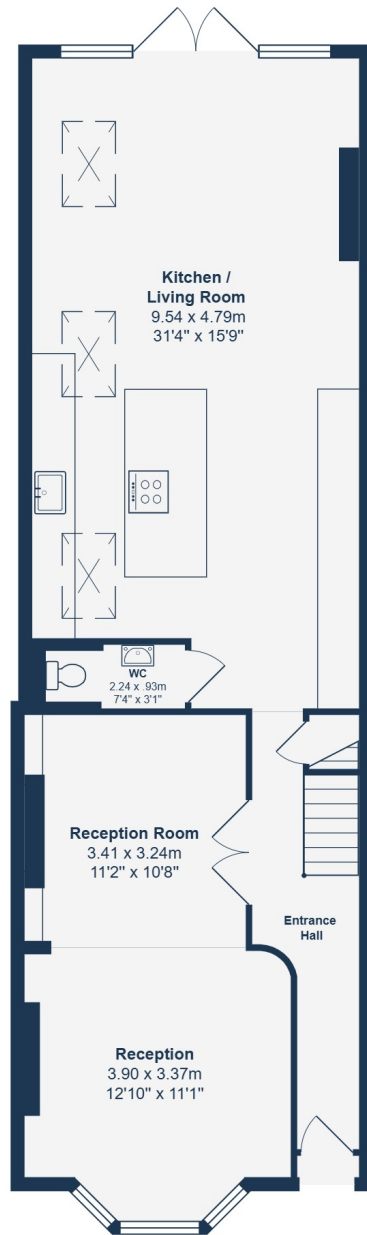
11' 1" x 10' 0" (3.38m x 3.05m)

Bay windows, pendant ceiling light, cupboard housing boiler, radiator, fitted carpet.

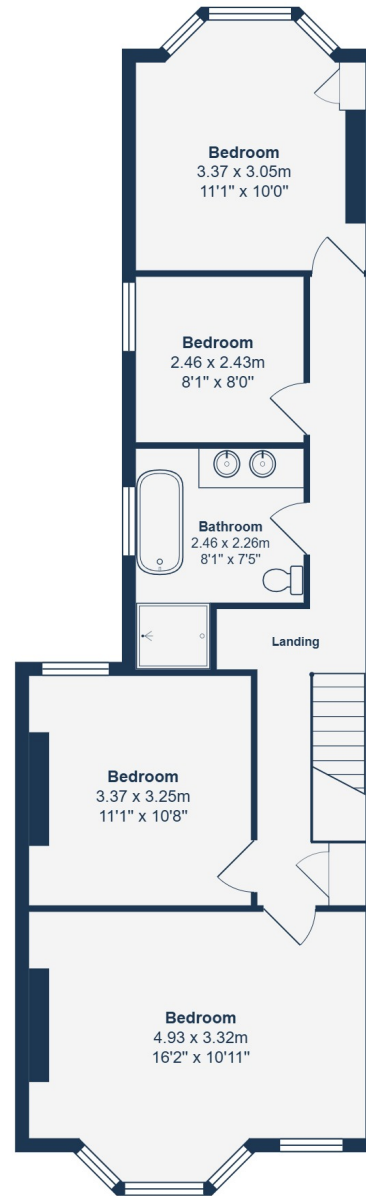
OUTSIDE

Garden

Paved patio leading to lawn with raised deck and pergola to rear.



Ground Floor



First Floor

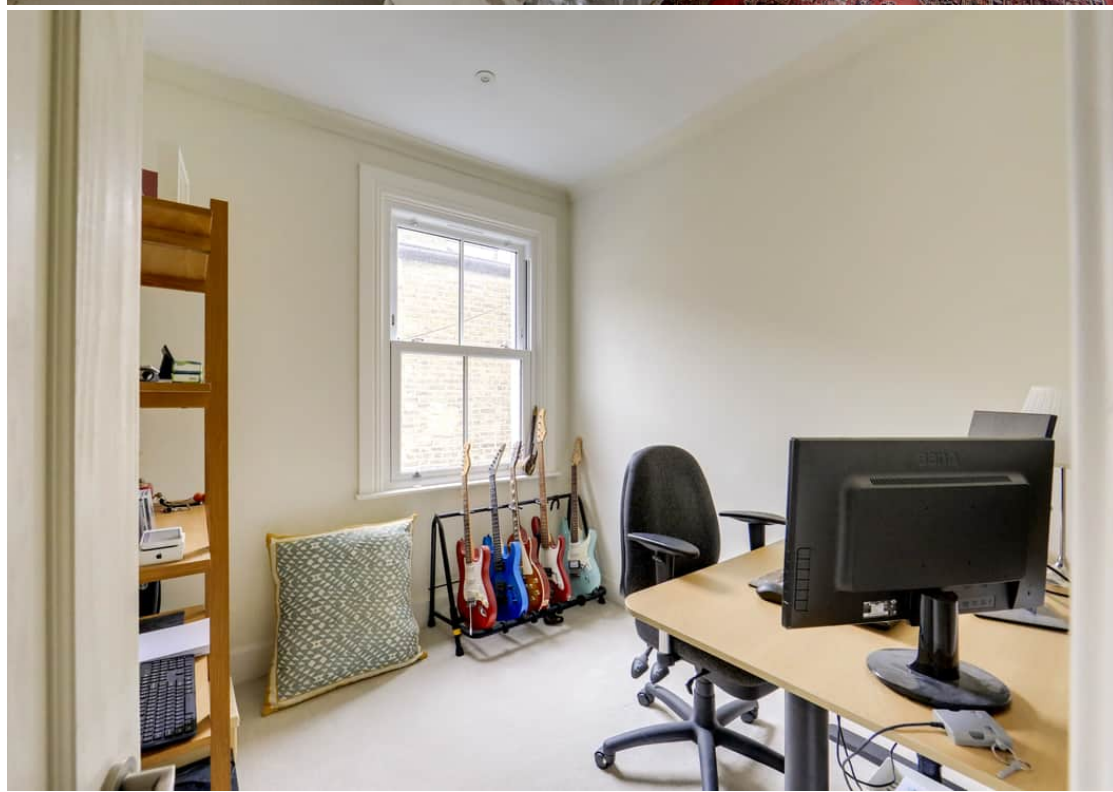
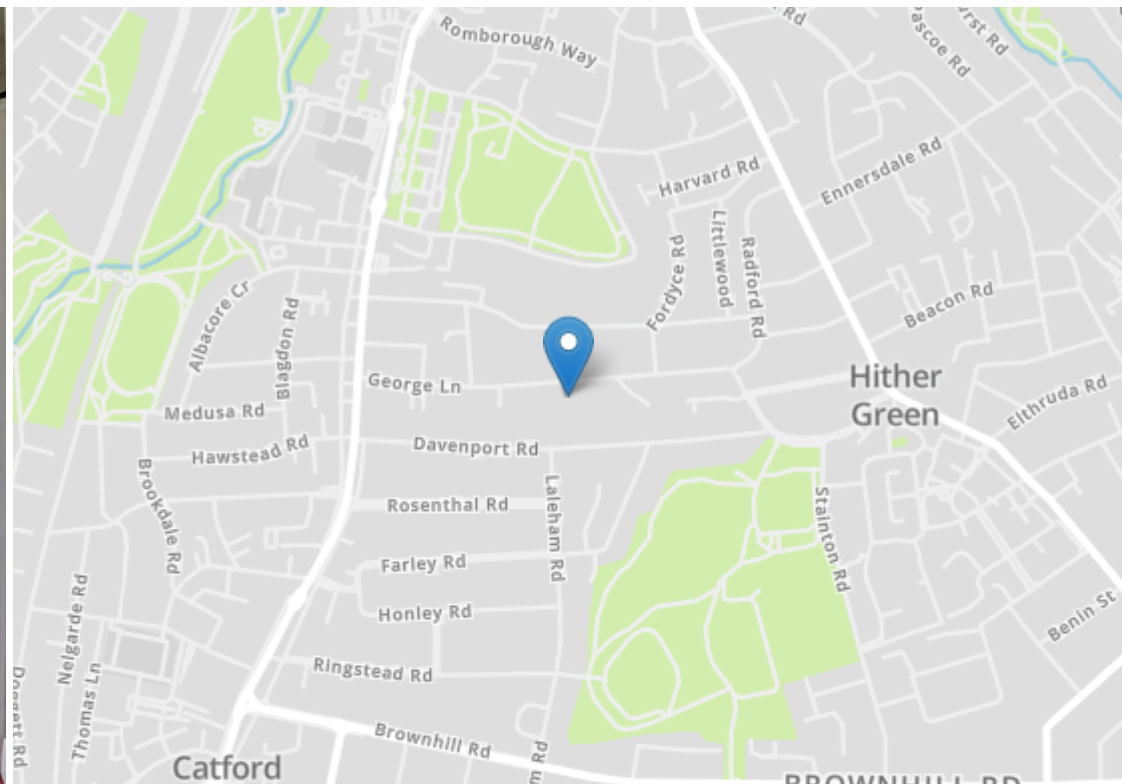
Total Area: 146.7 m² ... 1579 ft²

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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