

Stanfords

— sales & lettings —



£650,000

2 bedroom detached house

Aldworth Grove

Hither Green

Read all about it...

This beautifully presented 2-bedroom modern house is located on Aldworth Grove, a residential road within 0.8 miles of Hither Green, Ladywell, and Catford stations with direct trains into Central London offering convenient access to a range of local amenities, including popular shops, cafes, restaurant and green spaces.

Built-in 2019, the property has been completely redecorated and upgraded throughout and spans over 910sqft of internal space. Upon entering the property, you will find a welcoming entrance hall with fitted storage space and access to a downstairs WC and hidden utility room. The bright and spacious open-plan living/diner/lounge has a dual aspect overlooking the garden and the contemporary kitchen is equipped with integrated appliances and a dining space. The first floor boasts two double bedrooms, both with ensuite bathrooms and the property has underfloor heating throughout.

Externally, the property enjoys a lovingly landscaped garden with a patioed dining area with flowerbeds as well as off-street parking with an electric car charger. The house also includes a full bank of solar panels on the roof ensuring cost-effective living.



OPEN-PLAN KITCHEN/LIVING ROOM
LANDSCAPED GARDEN
MODERN INTERIOR DESIGN

DRIVEWAY WITH CHARGING PORT
BUILT IN 2019

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

Hallway

Amtico wood floor, fitted storage cupboard, stairs leading to the first floor.

Kitchen / Lounge / Diner

14' 2" x 24' 0" (4.32m x 7.32m)

Amtico wood floor, double-glazed French doors leading to the garden, double-glazed bi-folding doors leading to the garden, under-floor heating, spotlights, fan ceiling, skylight window over kitchen.

Kitchen Area;

Matching wall & base level units with stone worktop and tiled splashback, under-mount sink with mixer tap, induction hob with extractor hood, fitted oven and microwave, under counter lighting.

WC

Tiled floor, tiled surround, wall-hung toilet with concealed cistern, fixed wash basin, powered extractor fan, light tunnel.

Utility Cupboard

Boiler, plumbing for washing machine.

FIRST FLOOR

Hallway

Fitted carpet, window to side, wall-mounted downlighters.

Bedroom

9' 2" x 12' 2" (2.79m x 3.71m)

Fitted carpet, double-glazed windows to the front, under-floor heating, fitted wardrobe, ceiling fan, en-suite bathroom.

Bathroom

5' 7" x 7' 0" (1.70m x 2.13m)

Tiled floor, tiled surround, double glazed window to side, wall-hung toilet with concealed cistern, fixed wash basin, heated towel rail, panel enclosed bath with shower, glass shower screen, powered extractor fan.

Bedroom

11' 9" x 9' 1" (3.58m x 2.77m)

Fitted carpet, double-glazed window to the front, under-floor heating, pendant light, en-suite shower room.

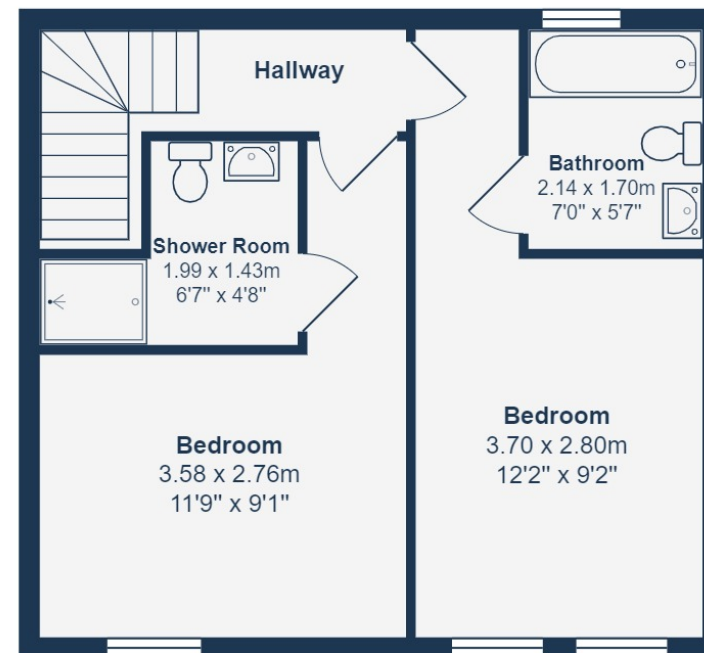
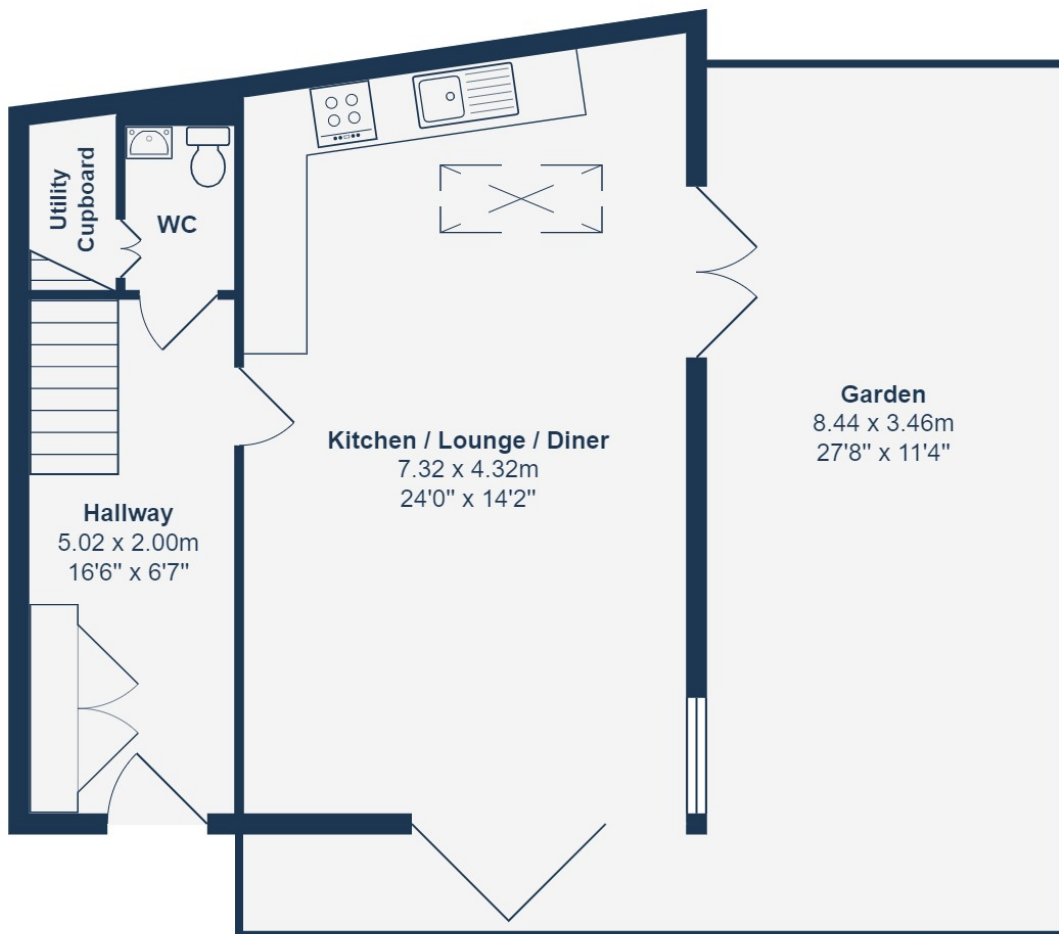
Shower Room

4' 8" x 6' 7" (1.42m x 2.01m)

Tiled floor, tiled surround, shower cubicle, wall-hung toilet with concealed cistern, fixed wash basin, heated towel rail, skylight window, powered extractor fan.

OUTSIDE

Garden



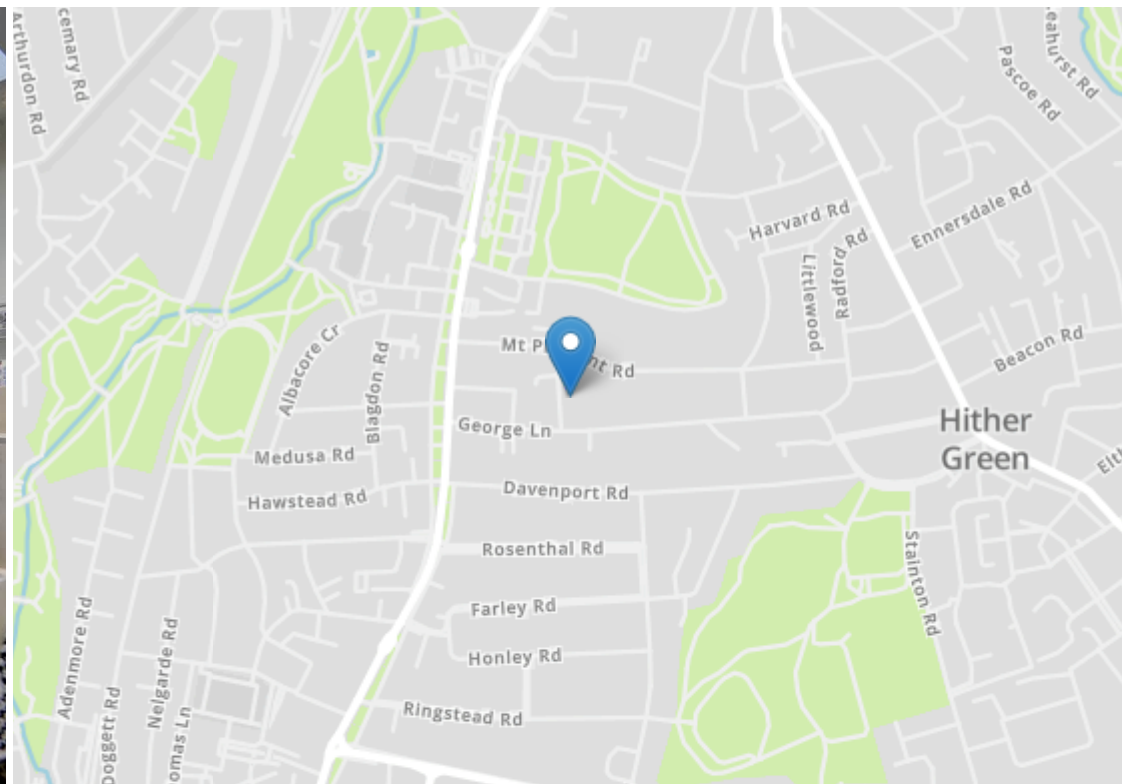
Total Area: 84.6 m² ... 910 ft² (excluding garden)

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+)	A	93	93
(81-91)	B		
(69-80)	C		
(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.