

Stanfords

— sales & lettings —



£475,000

2 bedroom terraced house

Wrights Close

Hither Green

Read all about it...

A fantastic two-bedroom terraced house ideally situated just 0.5 miles from Hither Green Station, providing a range of commuter services into Central London. Locally the property also benefits from being in close proximity to a variety of amenities including popular independent shops, cafes and restaurants and the beautiful open spaces of Manor Park.

Internally the property is well-presented and boasts ample storage space throughout. The ground floor features a spacious kitchen leading onto a handy utility/storeroom and a separate lounge with direct access to the rear garden. On the second floor are two good-sized bedrooms, an ensuite shower room and a family bathroom. Further benefits include loft space and allocated off-street parking.

Tenure: Freehold | **Council Tax:** Lewisham Band C

GROUND FLOOR

Kitchen/Diner

21' 7" x 11' 8" (6.58m x 3.56m)

Double glazed window, pendant ceiling light, spotlights, fitted kitchen units, sink with mixer tap and drainer, plumbing for dishwasher, integrated oven with gas hob and extractor hood, radiator, tiled flooring.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Double glazed window and doors to garden, pendant ceiling light, radiator, fitted carpet.

Utility Room

6' 6" x 5' 4" (1.98m x 1.63m)

Plumbing for washing machine.

FIRST FLOOR

Bedroom

12' 0" x 11' 8" (3.66m x 3.56m)

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

En-Suite Shower Room

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

Spotlights, walk-in shower, washbasin, WC, laminate flooring.

Bedroom

12' 2" x 11' 8" (3.71m x 3.56m)

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

Bathroom

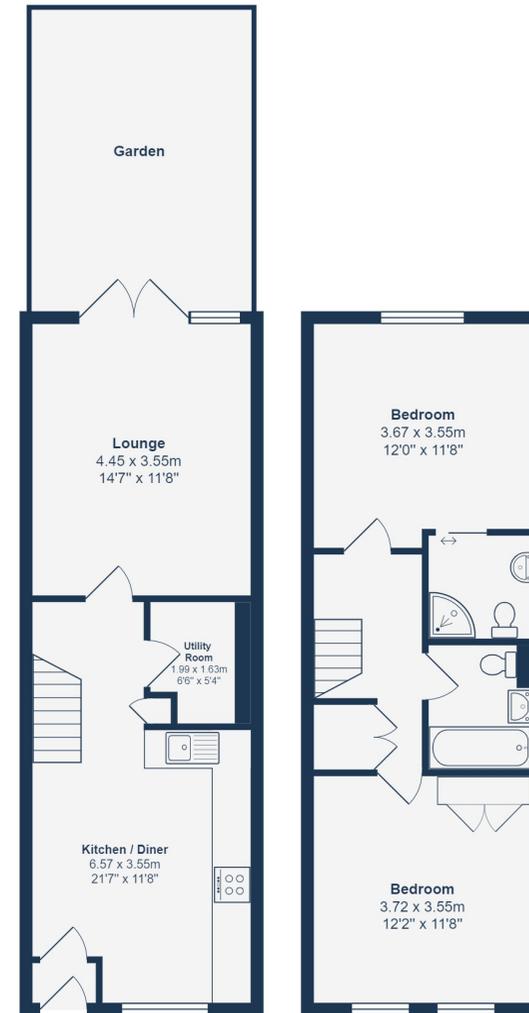
6' 8" x 5' 6" (2.03m x 1.68m)

Bathtub with shower, washbasin on vanity unit, WC, heated towel rail, laminate flooring.

OUTSIDE

Garden

Paved patio leading to raised flower beds and lawn.



Ground Floor

First Floor

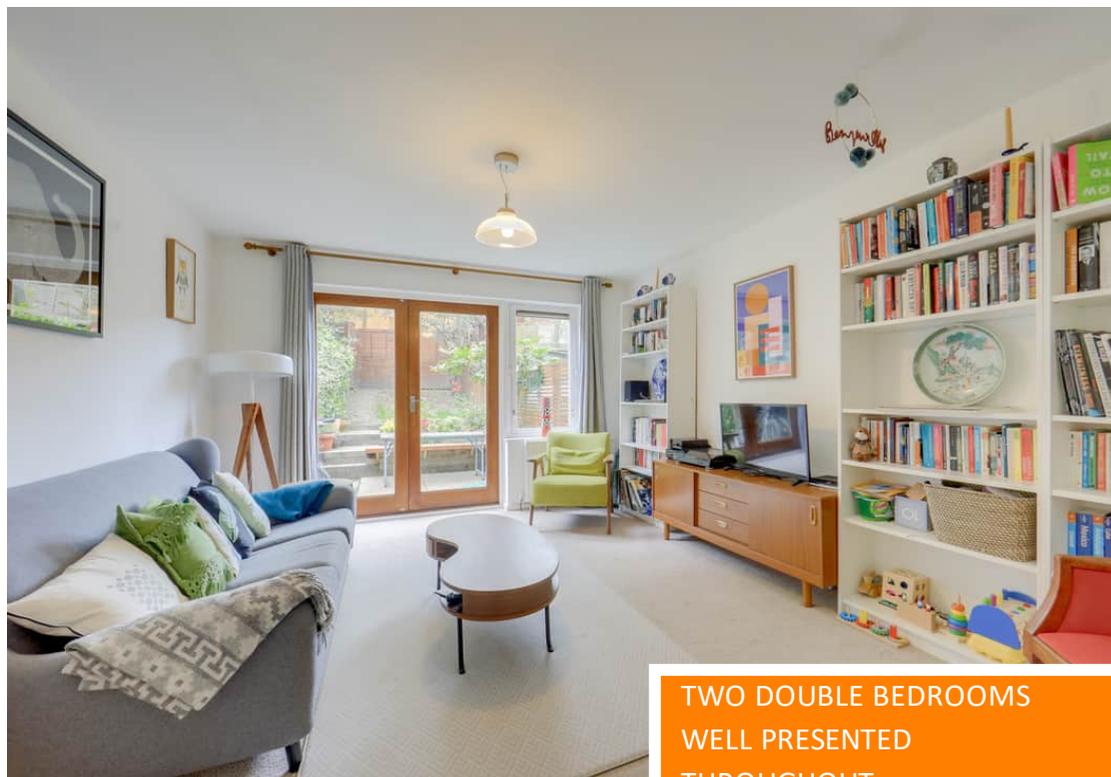
Total Area: 79.0 m² ... 851 ft² (excluding garden)

All measurements are approximate and for display purposes only

Like what you see?

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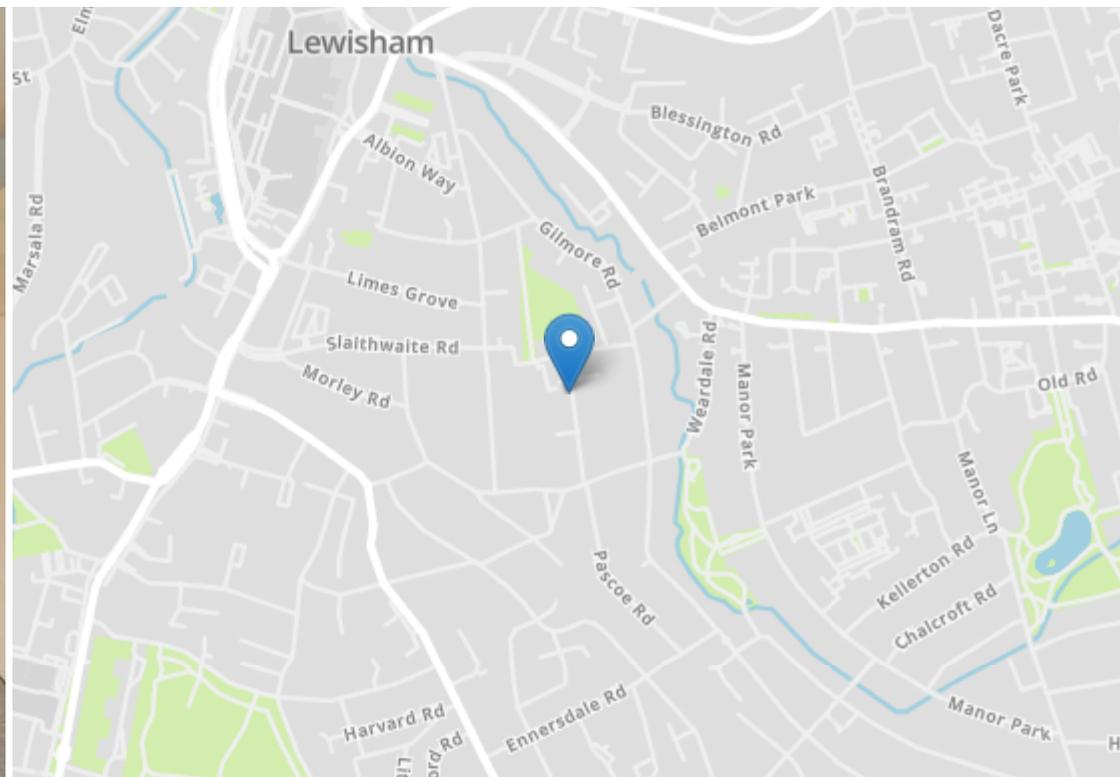
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TWO DOUBLE BEDROOMS
WELL PRESENTED
THROUGHOUT
0.5 MILES TO HITHER GREEN
STATION

EN-SUITE SHOWER ROOM
ALLOCATED PARKING
TOTAL AREA - 851SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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