

Stanfords
— sales & lettings —



£660,000
2 bedroom terraced house

Brightside Road
Hither Green

Read all about it...

A fantastic two-bedroom house ideally located for friendly local shops, cafes and pubs, good nurseries and schools and just moments away from Hither Green Station.

Arranged over two floors and well presented throughout. The ground floor of this property consists of a cosy lounge, boasting beautiful period features and a separate dining room and kitchen to the rear leading to a well-maintained south facing garden.

Upstairs, there are two good-sized bedrooms, a family bathroom, with separate WC and access to a good-sized loft with skylights - an ideal space to convert into a home office or potentially extend, creating further living space - STPP.



**TWO BED TERRACED HOME
POTENTIAL TO EXTEND (STPP)
0.2 MI FROM HITHER GREEN
STATION**

**SOUTH FACING GARDEN
CATCHMENT AREA FOR
'OUTSTANDING' SCHOOLS
TOTAL AREA - 927SQFT.**

Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordestates.london
to arrange a viewing or request further information



GROUND FLOOR

Lounge

11' 1" x 13' 7" (3.38m x 4.14m)

Double glazed bay window to front, plantation shutters, pendant ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Dining Room

11' 1" x 11' 2" (3.38m x 3.40m)

Double glazed window, pendant ceiling light, fireplace, radiator, wood flooring.

Kitchen

8' 10" x 12' 0" (2.69m x 3.66m)

Double glazed window, door to rear garden, ceiling light fitting, fitted kitchen units, tiled splashback, sink with mixer tap and drainer, plumbing for washing machine and dishwasher, bamboo flooring.

FIRST FLOOR

Bedroom

14' 7" x 11' 6" (4.45m x 3.51m)

Double glazed windows, pendant ceiling light, built-in cupboard, plantation shutters, radiator, fitted carpet.

Bedroom

8' 11" x 11' 2" (2.72m x 3.40m)

Double glazed window, pendant ceiling light, built-in cupboard, radiator, fitted carpet.

Bathroom

8' 10" x 8' 10" (2.69m x 2.69m)

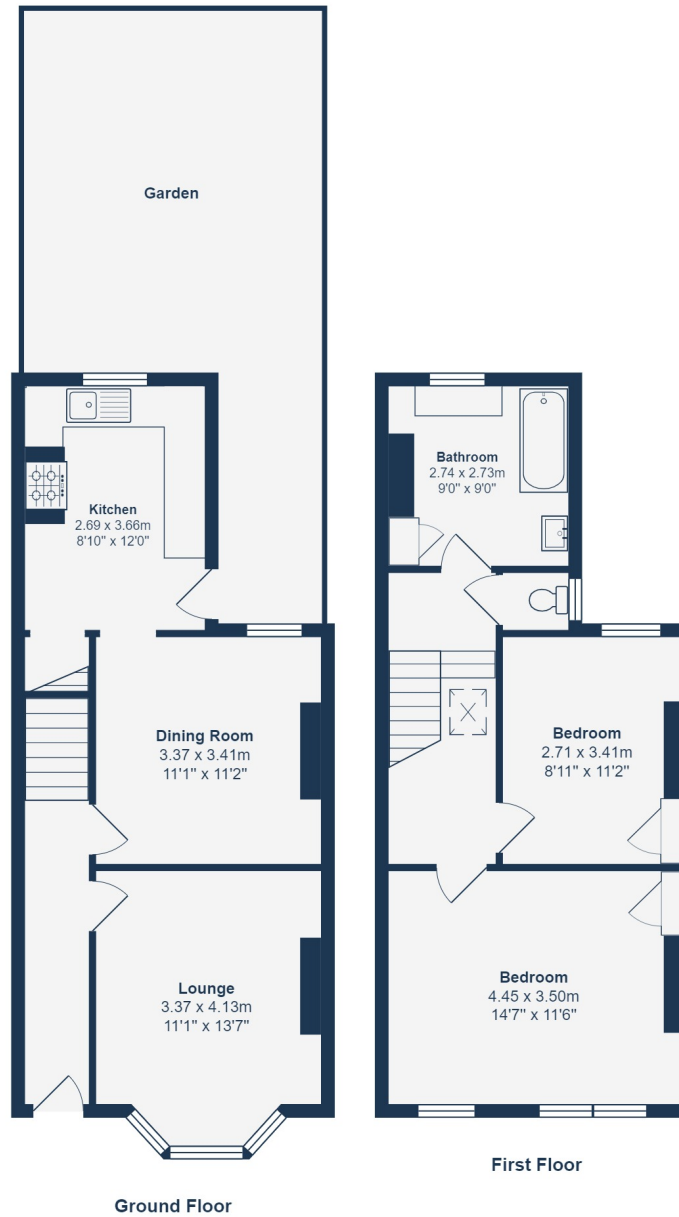
Obscure double-glazed window, ceiling light, panel enclosed bathtub with shower and screen, pedestal wash basin, built-in cupboard, radiator, combi boiler, vinyl flooring.

W/C

Obscured glass window, ceiling light, 2 in 1 washbasin and toilet, vinyl flooring.

OUTSIDE

Garden

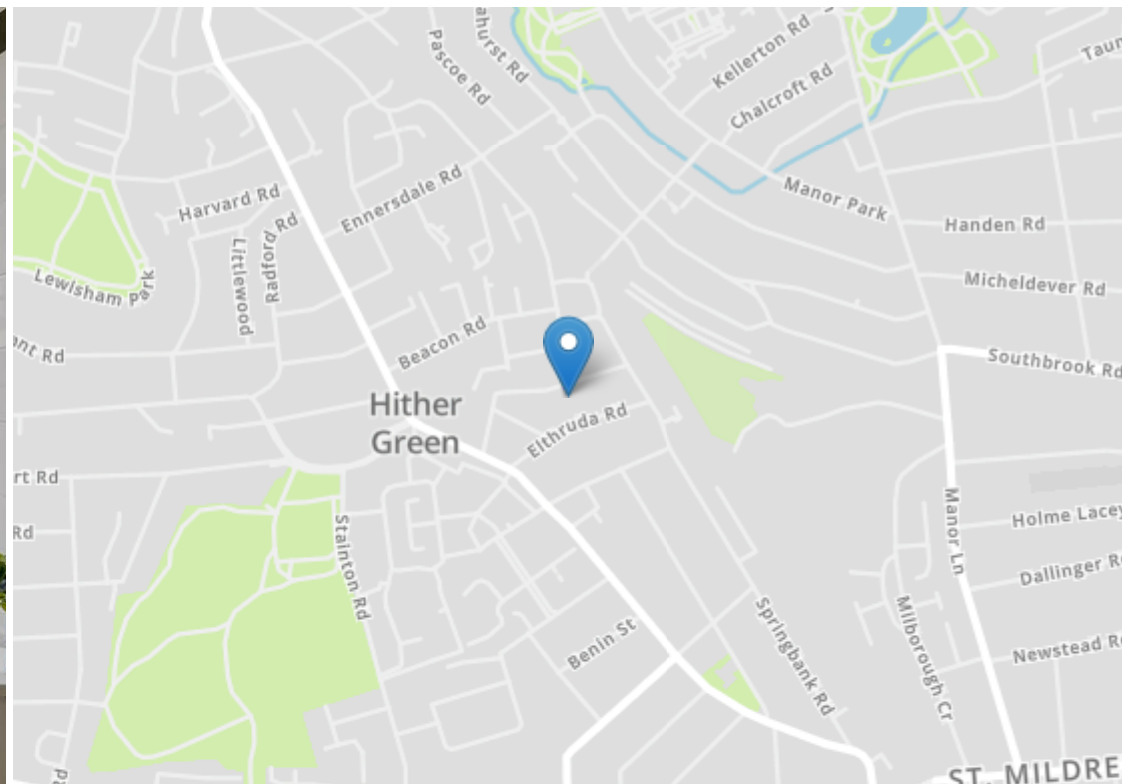



Total Area: 86.1 m² ... 927 ft² (excluding garden)

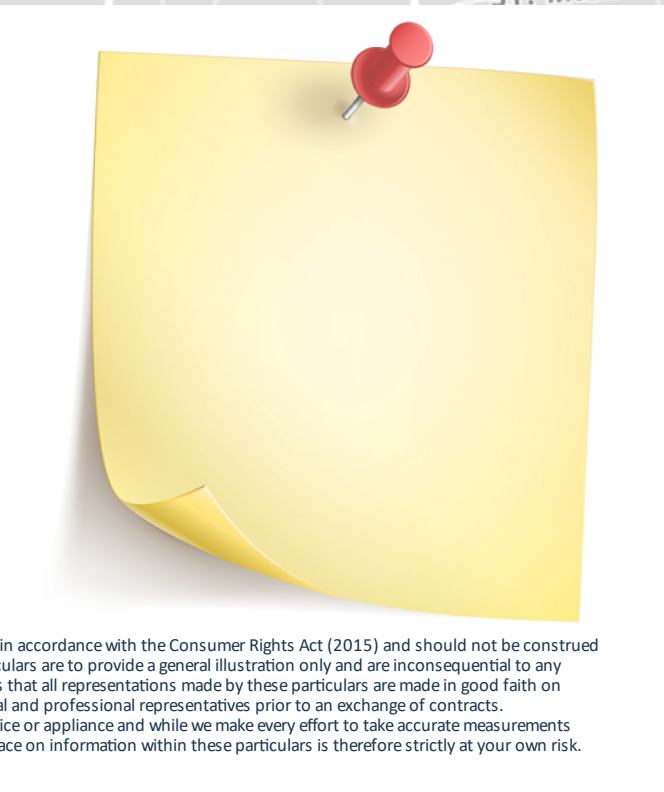
All measurements are approximate and for display purposes only







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		61
(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 



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