

# Stanfords

— sales & lettings —



**£825,000**

3 bedroom end of terrace house

Beacon Road

Hither Green

## Read all about it...

A stunning three-bedroom end-of-terrace house, meticulously renovated by its current owners, this property offers an impressive living space and modern comforts throughout. Boasting numerous upgrades, including Loxone smart home system for lighting, a luxurious 4-piece bathroom suite, a contemporary kitchen with a side return extension and a beautifully transformed rear garden, this home is sure to impress.

Arranged over two floors and immaculately presented throughout, the ground floor of this property has been thoughtfully extended, creating a spacious double-length reception room featuring a bay window with plantation shutters and a freestanding log-burning stove, leading through to a contemporary kitchen/diner, flooded with natural light from skylights and bi-folding doors. The ground floor of this property also benefits from wet underfloor heating throughout and high-quality engineered wood flooring.

Stepping outside, the south-facing rear garden has been transformed into a private oasis with front and rear patios, providing the perfect setting for al fresco dining and entertaining friends and family.

Upstairs there are three good-sized bedrooms, the master benefitting from bespoke fitted cabinetry and a dressing area, and a stunning four-piece bathroom suite, with a luxurious freestanding bath and walk-in shower.

Located on Beacon Road, this property is ideally situated for good schools, including the 'Outstanding' rated Brindishe Green Primary School, friendly local shops, cafes and restaurants and is just moments away from Hither Green Station. Mountsfield Park is also just a stone's throw away with green open spaces, tennis courts, a bowling green and Mountsfield Park Cafe - perfect for enjoying those warm summer days.

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

**IMMACULATE CONDITION**  
**MODERN BATHROOM SUITE**  
**GREAT PRIMARY SCHOOLS**  
**NEARBY**

**KITCHEN EXTENSION**  
**SOUTH FACING GARDEN**  
**CLOSE TO HITHER GREEN**  
**STATION**



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## GROUND FLOOR

### Lounge

11' 7" x 11' 4" (3.53m x 3.45m)

Double-glazed sash windows, plantation shutters, pendant ceiling light, freestanding wood-burning stove, engineered wood flooring, wet underfloor heating.

### Reception Room

14' 10" x 11' 4" (4.52m x 3.45m)

Pendant ceiling light, understair storage cupboard, engineered wood flooring, wet underfloor heating.

### Kitchen/Diner

22' 10" x 14' 2" (6.96m x 4.32m)

Bi-fold doors, to garden, skylights, ceiling spotlights, fitted kitchen units with breakfast bar, sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, grill, 5 ring gas hob and downdraft extractor fan, engineered wood flooring, wet underfloor heating.

### W/C

Ceiling spotlights, wall-mounted washbasin, WC, towel rail, tiled flooring, wet underfloor heating.

## FIRST FLOOR

### Bedroom

14' 10" x 11' 5" (4.52m x 3.48m)

Double-glazed sash windows, pendant ceiling light, bespoke fitted cabinets and dressing area, radiators, fitted carpet.

### Bedroom

11' 2" x 9' 3" (3.40m x 2.82m)

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

### Bathroom

9' 9" x 6' 11" (2.97m x 2.11m)

Double-glazed sash window, plantation shutters, skylight, walk-in shower with overhead and handheld showers, freestanding bathtub, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

### Bedroom

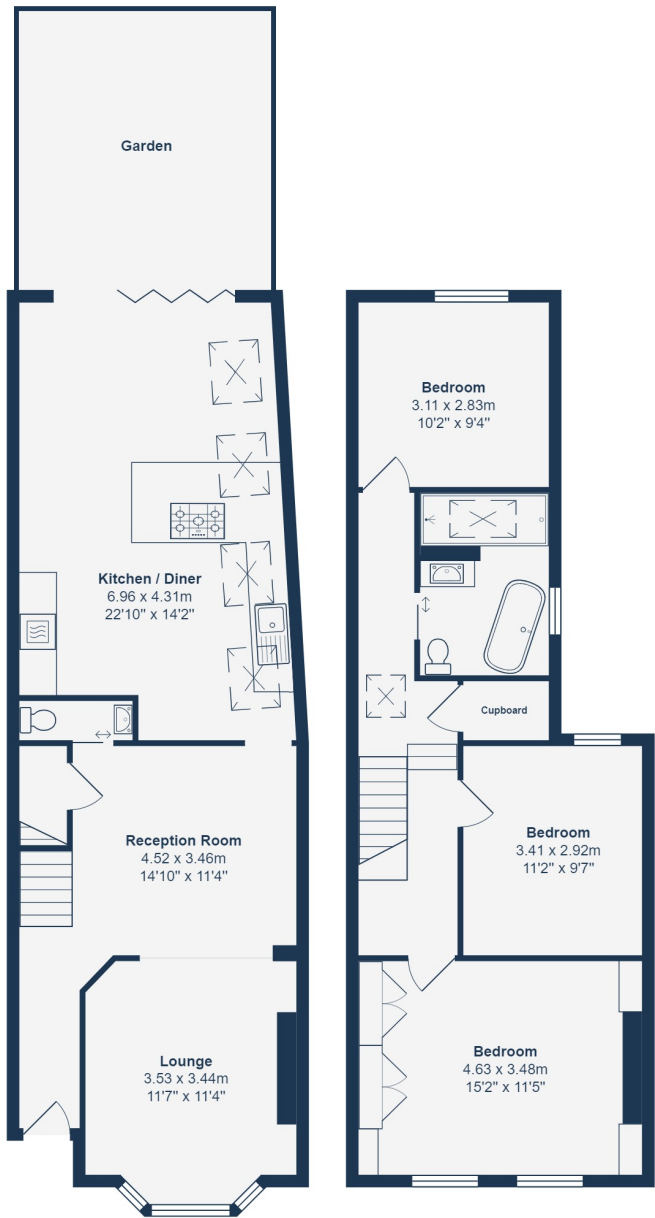
10' 2" x 9' 4" (3.10m x 2.84m)

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

## OUTSIDE

### Garden

South-facing, paved patio leading to lawn, shed and decking to rear.



**Ground Floor**

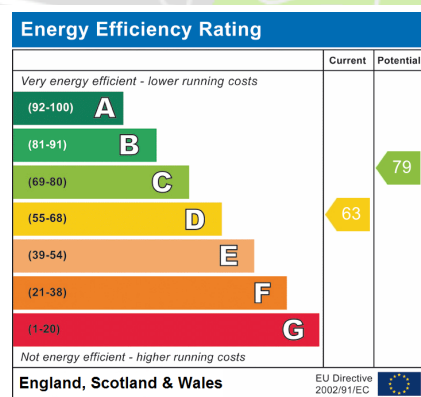
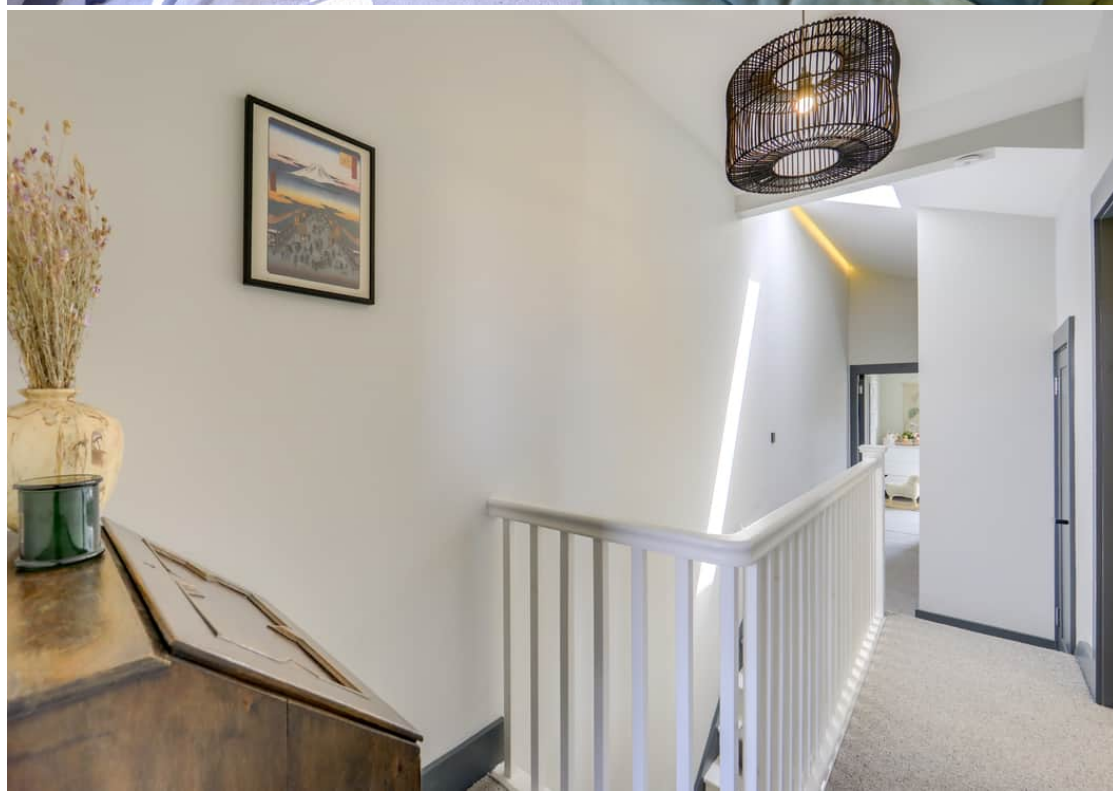
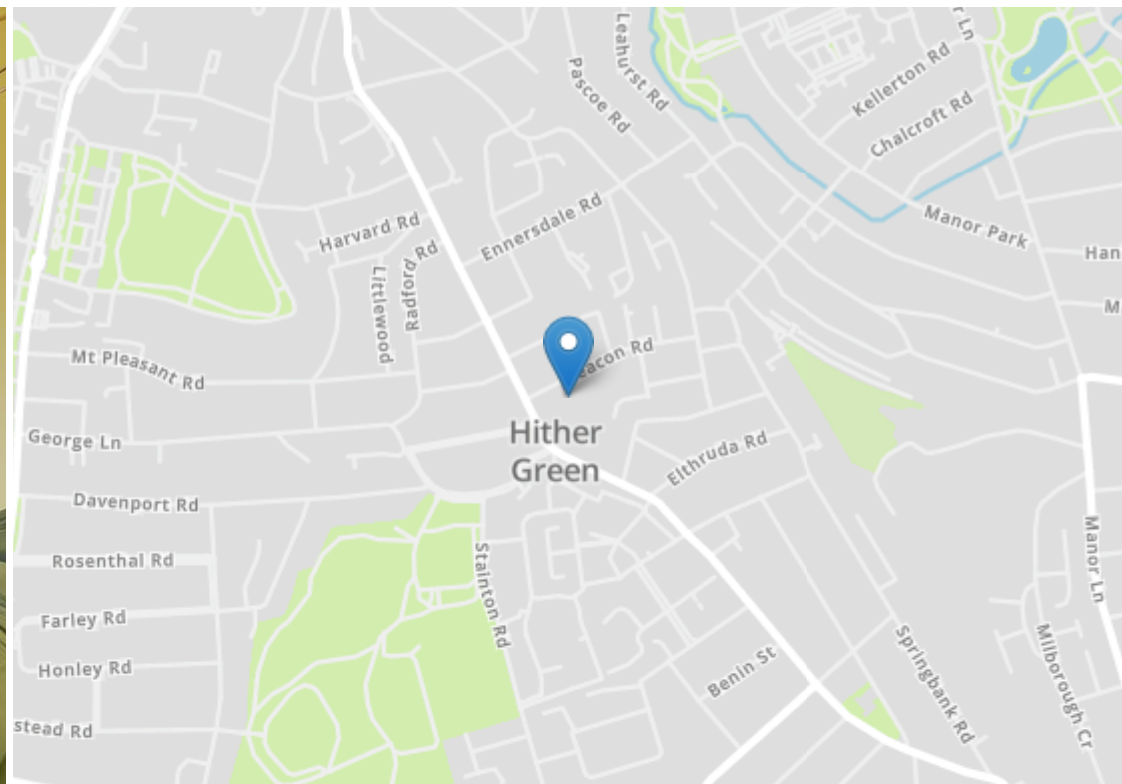
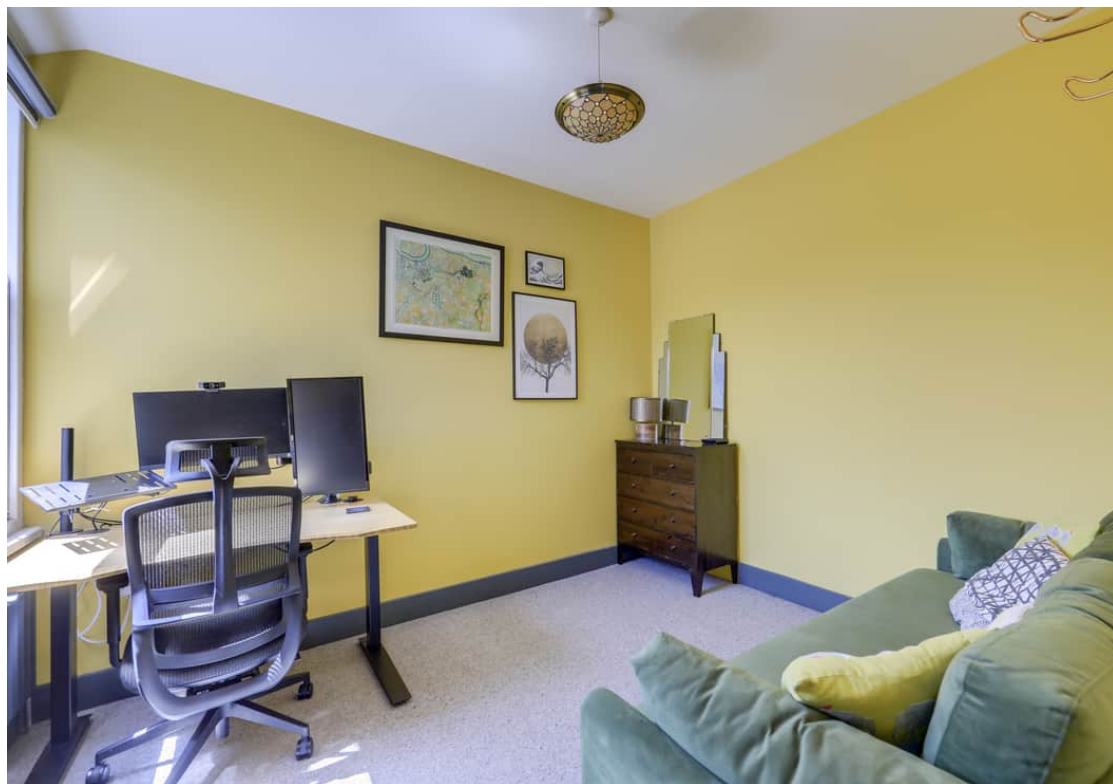
**First Floor**

Total Area: 117.7 m<sup>2</sup> ... 1267 ft<sup>2</sup> (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.







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