

Stanfords
— sales & lettings —



Guide Price £725,000 Freehold
3 bedroom terraced house

Pascoe Road
Hither Green
SE13

Read all about it...

Stanfords are pleased to present this three-bedroom residence on Pascoe Road which offers strategic positioning near prestigious nurseries and schools, as well as local amenities like shops, cafes, and pubs. It boasts excellent transport links and immediate access to the lush greenery of nearby Manor House Gardens.

Spanning over two floors, this property features a spacious lounge/diner at the forefront, leading to a bright and roomy kitchen to rear which opens onto the west facing garden. The ground floor is further enhanced by a convenient WC and utility, offering ample additional storage, along with a separate garden shed providing even more usable space.

On the first floor, discover three generously-sized double bedrooms served by a family bathroom. All of the bedrooms are spacious, and the main bedroom features a beautiful bay window to the front of the property, allowing for an abundance of natural light, as well as plenty of space for additional furniture to really fill out the room.

This property is perfect for an established family, or professionals looking to expand into something bigger with the potential to further extend.

Tenure: Freehold

GROUND FLOOR

Entrance Hall

Reception Room

13' 2" x 11' 8" (4.01m x 3.56m)

Pendant lighting, double glazed bay window to front, radiator, fitted carpet.

Reception Room

11' 6" x 9' 9" (3.51m x 2.97m)

Pendant lighting, double glazed door to rear, fitted carpet.

Kitchen/Diner

21' 0" x 9' 4" (6.40m x 2.84m)

Track lighting, double glazed window to side, matching wall and base units, stainless steel sink with mixer tap, tiled splashback, laminate flooring.

Utility Room

Track lighting, double glazed window to side, bas unites, plumbing for washing machine, laminate flooring.

FIRST FLOOR

Bedroom

14' 11" x 13' 2" (4.55m x 4.01m)

Spotlights, double glazed bay window to front, built in wardrobes, radiator, laminate flooring.

Bedroom

11' 5" x 9' 7" (3.48m x 2.92m)

Pendant lighting, double glazed window to rear, radiator, built in wardrobe, laminate flooring.

Bathroom

8' 6" x 6' 4" (2.59m x 1.93m)

Spotlights, tiled walls, panel enclosed bath with shower attachment, w/c, double glazed window to side, laminate flooring.

Bedroom

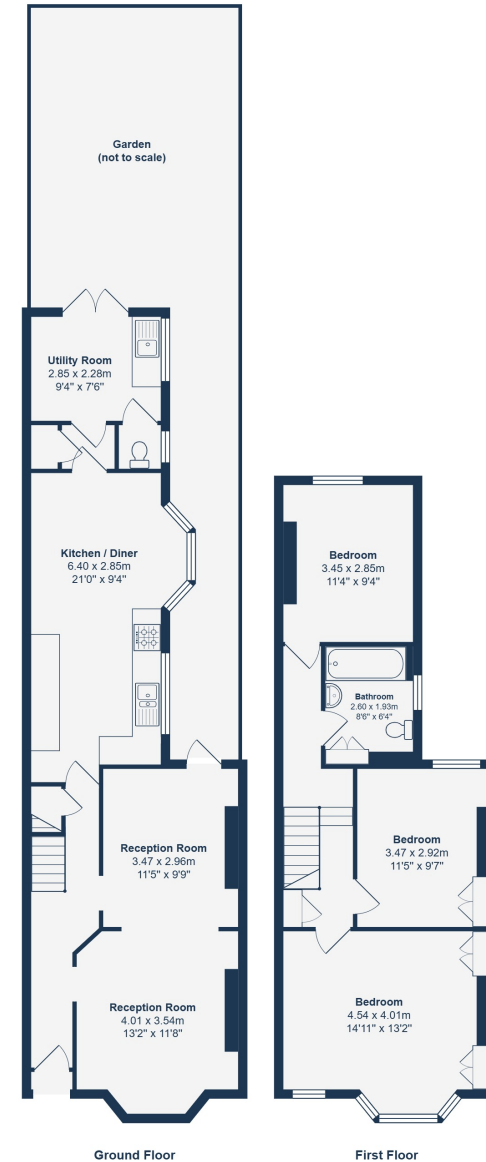
11' 4" x 9' 4" (3.45m x 2.84m)

Pendant lighting, double glazed window to rear, radiator, laminate flooring.

OUTSIDE

Garden

Raised patios, astroturf seating area.



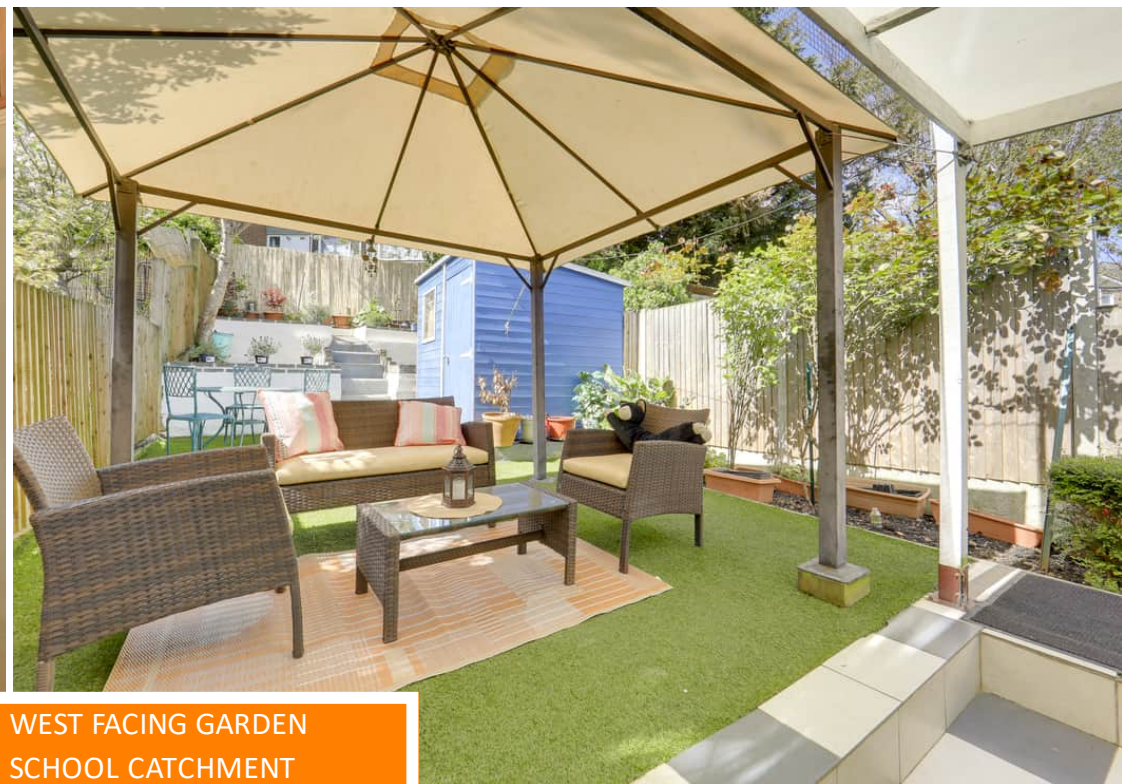
Total Area: 112.8 m² ... 1214 ft²

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.

Like what you see?

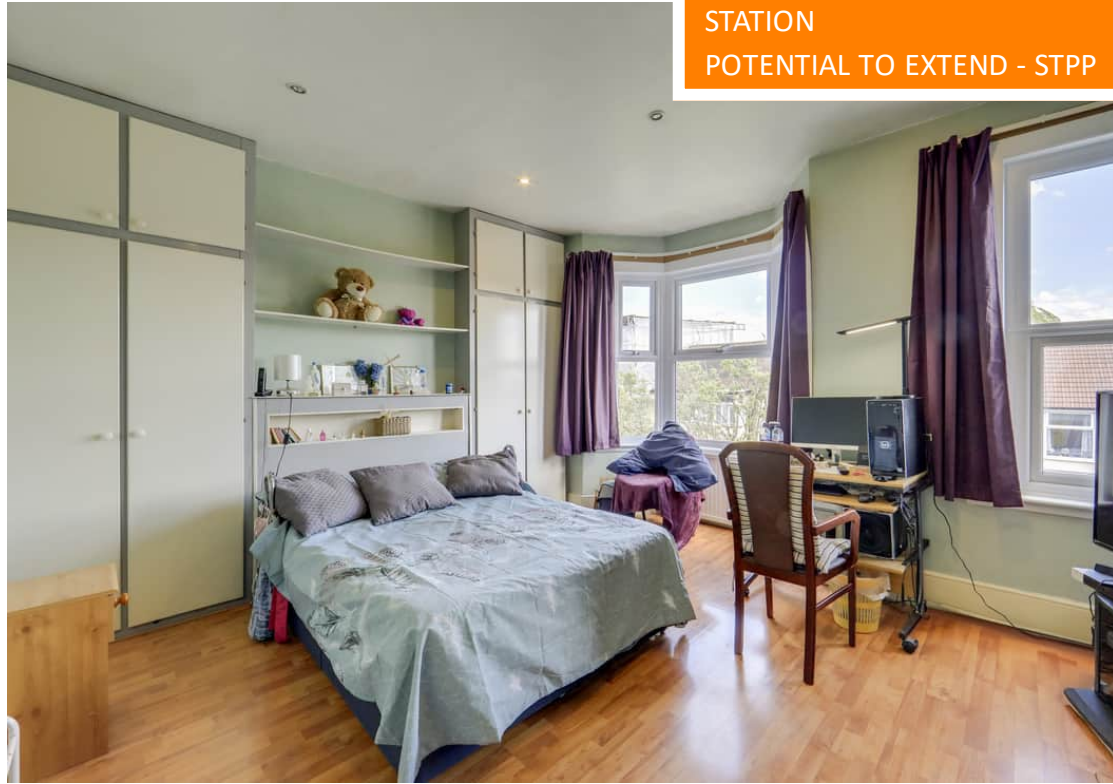
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

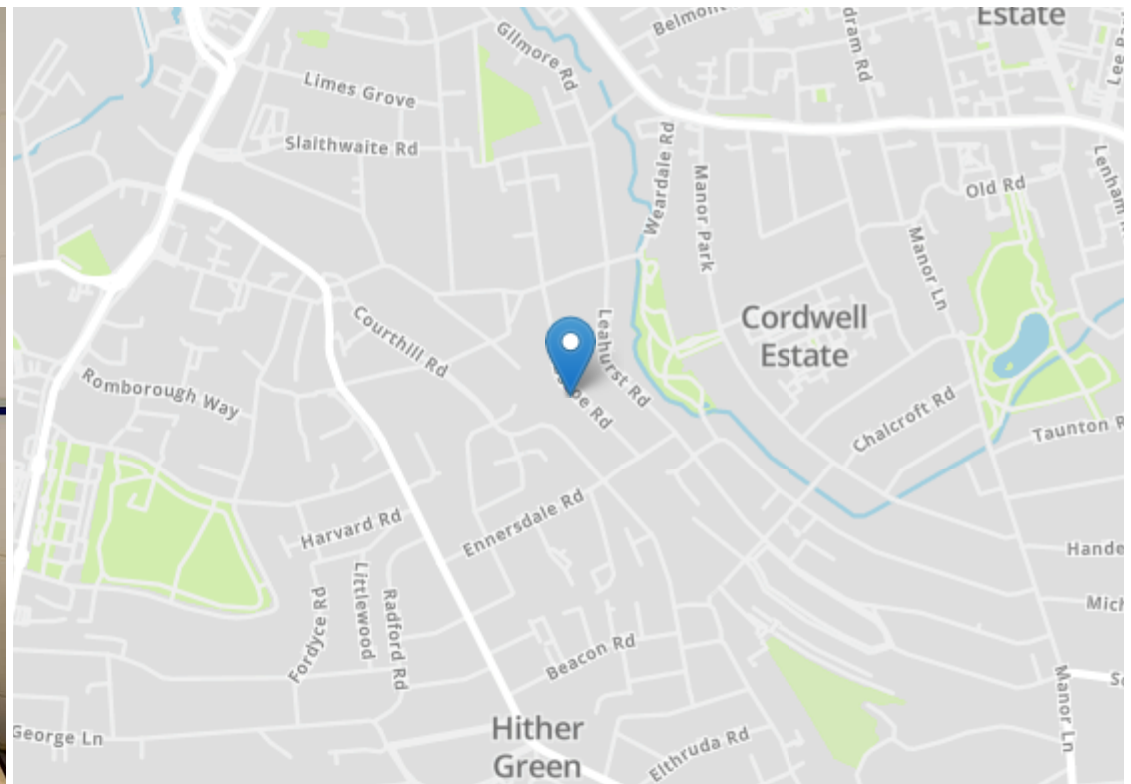
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3 BEDROOMS
0.3 MI FROM HITHER GREEN
STATION
POTENTIAL TO EXTEND - STPP

WEST FACING GARDEN
SCHOOL CATCHMENT
APPOX 1,214 SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(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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