



£675,000

3 bedroom town house

Nightingale Grove
Hither Green

Read all about it...

An impressive three-bedroom townhouse offered to the market with no onward chain!

Arranged over three floors and boasting spacious accommodation throughout, the ground floor of this property houses a modern kitchen with integrated appliances, a handy utility room/WC and a light and spacious lounge with room for dining.

Upstairs there are two well-proportioned bedrooms on the first floor, benefitting from built-in storage, and a modern family bathroom. The top floor houses a stunning master suite with a large built-in wardrobe and a luxurious en-suite bathroom - boasting his and her sinks, a walk-in shower and a separate bathtub.

Further benefits include secure off-street parking and solar panels.

Located on Nightingale Grove, this property is ideally situated for schools, including the 'Outstanding' rated Brindishe Manor and Brindishe Green Primary Schools, friendly local shops, cafes and pubs and is moments away from Hither Green Station - providing a range of commuter services into Central London, including London Bridge in just 10 minutes.

CHAIN FREE
ALLOCATED OFF STREET PARKING
CLOSE TO HITHER GREEN STATION

STUNNING MASTER SUITE
GOOD SCHOOL CATCHMENT AREA
TOTAL AREA - 1,222SQFT.



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

Kitchen

10' 11" x 7' 10" (3.33m x 2.39m)

Double-glazed windows, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, electric hob, extractor hood, tiled flooring.

Lounge

15' 6" x 12' 5" (4.72m x 3.78m)

Double-glazed doors to garden, ceiling spotlights, pendant ceiling light, wall heater, wood flooring.

Utility/WC

5' 9" x 4' 10" (1.75m x 1.47m)

Ceiling spotlights, utility cupboard with plumbing for washing machine, washbasin, WC, heated towel rail.

FIRST FLOOR

Bedroom

12' 5" x 10' 11" (3.78m x 3.33m)

Double-glazed windows, ceiling spotlights, built-in wardrobes, radiator, wood flooring.

Bathroom

8' 7" x 5' 7" (2.62m x 1.70m)

Ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tiled flooring.

Bedroom

12' 8" x 12' 5" (3.86m x 3.78m)

Double-glazed windows, plantation shutters, ceiling spotlights, built-in wardrobes, radiator, wood flooring.

SECOND FLOOR

Bedroom

23' 6" x 12' 5" (7.16m x 3.78m)

Double-glazed windows, plantation shutters, ceiling spotlights, built-in wardrobes, radiator, wood flooring.

Ensuite

11' 9" x 8' 11" (3.58m x 2.72m)

Double-glazed windows, ceiling spotlights, bathtub with handheld shower, walk-in shower, washbasins on vanity units, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Paved garden with access to secure car park and storage shed.

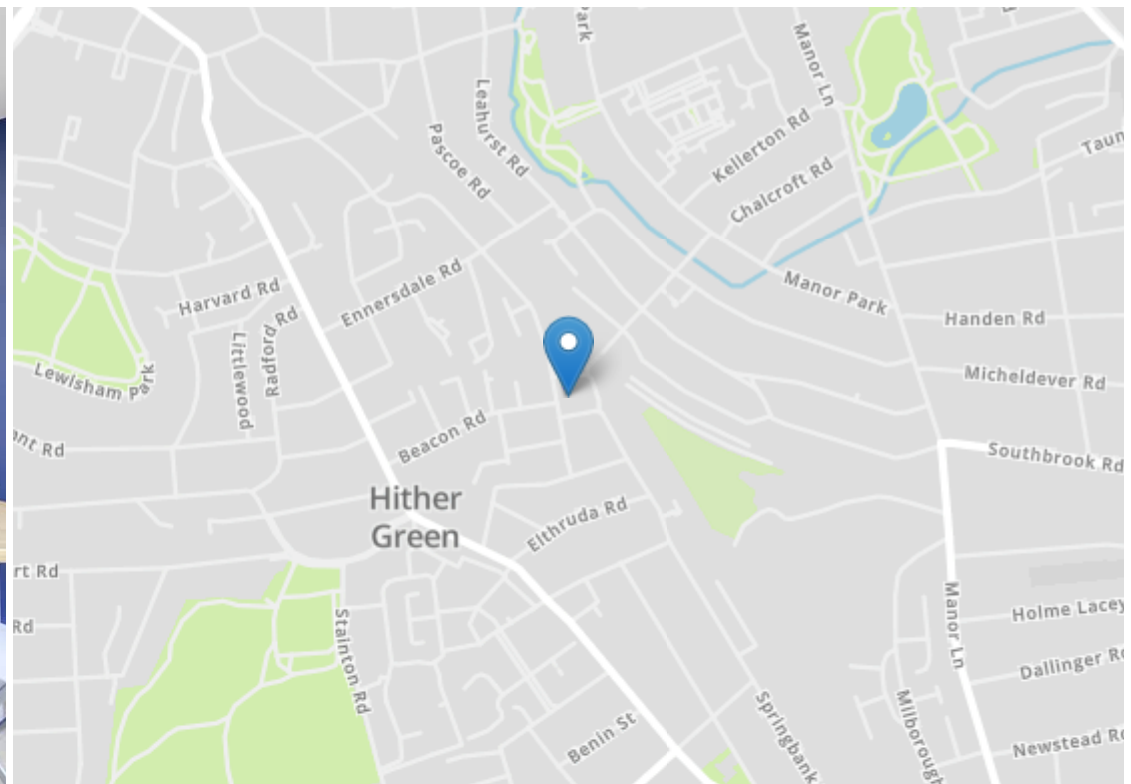


Total Area: 113.5 m² ... 1222 ft² (excluding garden)

Drawn for Stanfords Sales & Lettings
 This floor plan 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		
(92-100) A		
(81-91) B	84	86
(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	



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