

Stanfords  
— sales & lettings —



**£835,000 Freehold**  
4 bedroom terraced house

Elthruda Road  
Hither Green

## Read all about it...

This bright, spacious, and immaculately presented four-bedroom terraced house offers a fantastic opportunity for buyers seeking a move-in-ready home in the heart of Hither Green.

As you step inside, the welcoming entrance hall leads you to an open-plan kitchen and living room, thoughtfully extended to provide ample space for lounging and dining. The contemporary kitchen is equipped with integrated appliances and a cleverly designed pantry, while bi-folding doors open to a lovingly maintained garden. The outdoor space features a paved patio, perfect for summer evenings, and a lush lawn with plenty of room for play. The ground floor also benefits from a convenient WC and a utility room.

Upstairs, the first floor houses two generously sized double bedrooms, along with a third smaller room, ideal for a nursery or home office, and a family bathroom. The loft has been extended to create a light-filled master bedroom with ample built-in storage and a modern ensuite shower room.

This property is ideal for buyers seeking fast transport links and a vibrant local community. Conveniently located just 0.2 miles from Hither Green Station for frequent services into Central London and beyond. The local area also offers a range of amenities, including a GP practice, pharmacy, and a 24-hour Anytime Fitness gym within walking distance. A diverse selection of independent shops, supermarkets, and exciting dining options are also nearby. Popular with families, Elthrua Road is well-served by local nurseries and schools, including the Ofsted 'Outstanding' rated Brindishe Manor Primary School, as well as beautiful open spaces like the nearby Mountsfield Park.

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

**LOFT & KITCHEN EXTENDED  
OPEN PLAN KITCHEN/LIVING  
ROOM  
0.2 MI TO HITHER GREEN  
STATION**

**FANTASTIC CONDITION  
THROUGHOUT  
APPROX 1,354SQFT  
CLOSE TO MOUNTSFIELD PARK**



**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Inset ceiling spotlights, understairs storage cupboard, wood flooring.

### Lounge

14' 8" x 11' 2" (4.47m x 3.40m)

Double-glazed bay windows, plantation shutters, cast iron fireplace, wood flooring.

### Kitchen/Diner

22' 6" x 17' 1" (6.86m x 5.21m)

Double-glazed windows and bi-folding doors to garden, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units with breakfast bar, 1.5 bowl sink with mixer tap, integrated dishwashers, fridge, freezer, oven, grill, electric hob and extractor hood, wall radiators, wood flooring.

### WC/Utility

7' 6" x 3' 4" (2.29m x 1.02m)

Inset ceiling spotlights, plumbing for washing machine, washbasin, WC, tile flooring.

## FIRST FLOOR

### Bedroom

12' 5" x 10' 3" (3.78m x 3.12m)

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, wood flooring.

### Bedroom

12' 4" x 9' 3" (3.76m x 2.82m)

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bedroom

7' 6" x 6' 6" (2.29m x 1.98m)

Double-glazed windows, plantation shutters, pendant ceiling light, wood flooring.

### Bathroom

9' 4" x 7' 6" (2.84m x 2.29m)

Double-glazed windows, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.

## SECOND FLOOR

### Bedroom

17' 4" x 11' 0" (5.28m x 3.35m)

Double-glazed windows, inset ceiling spotlights, fitted wardrobes, eaves storage, radiator, wood flooring.

### Ensuite

9' 4" x 5' 9" (2.84m x 1.75m)

Double-glazed window, pendant ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

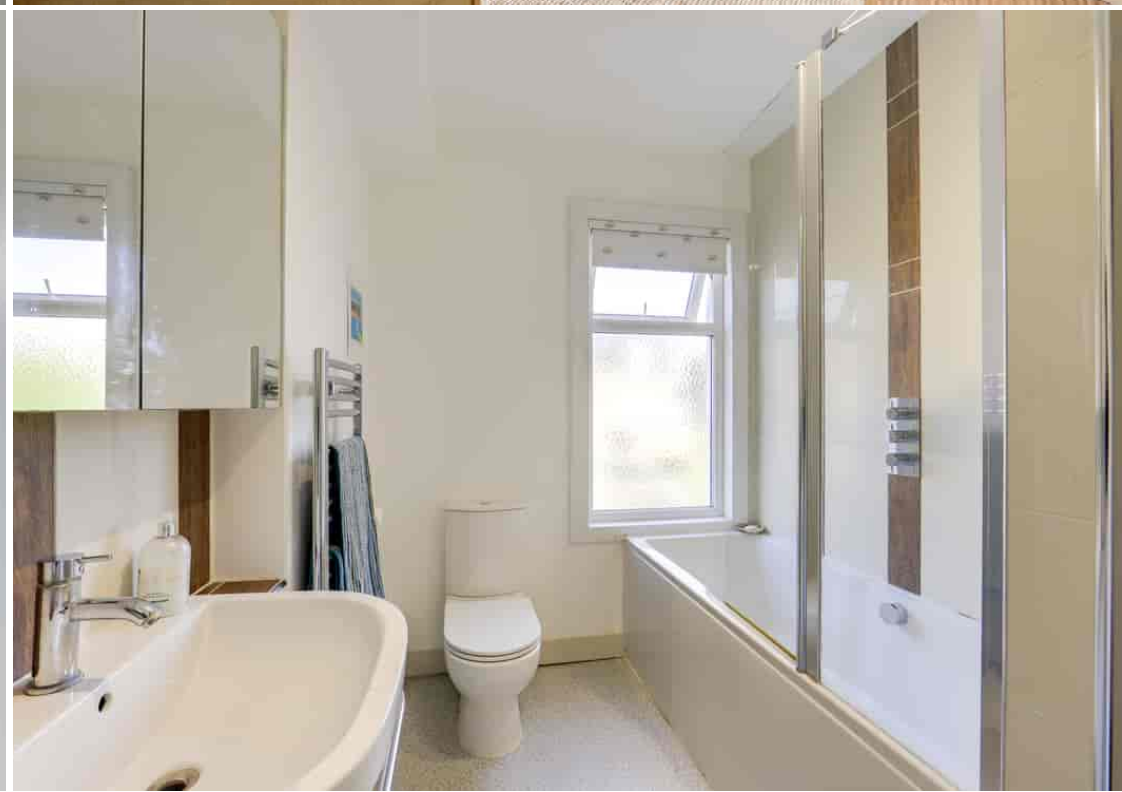
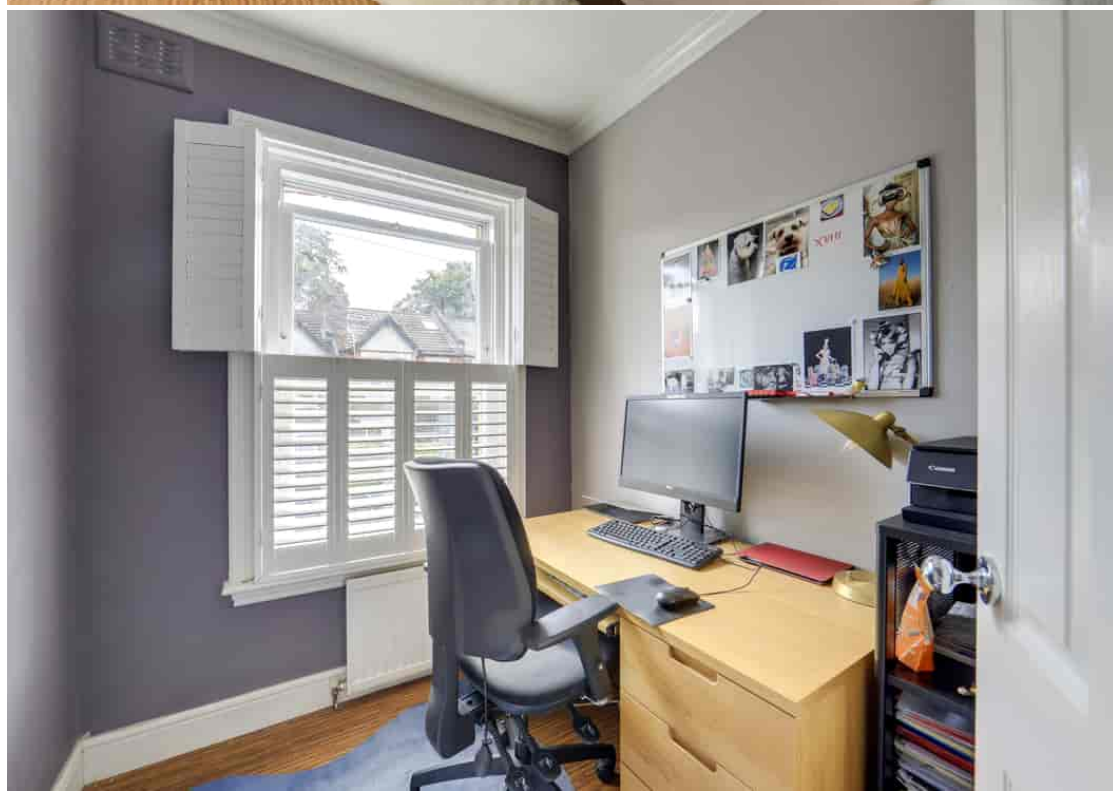
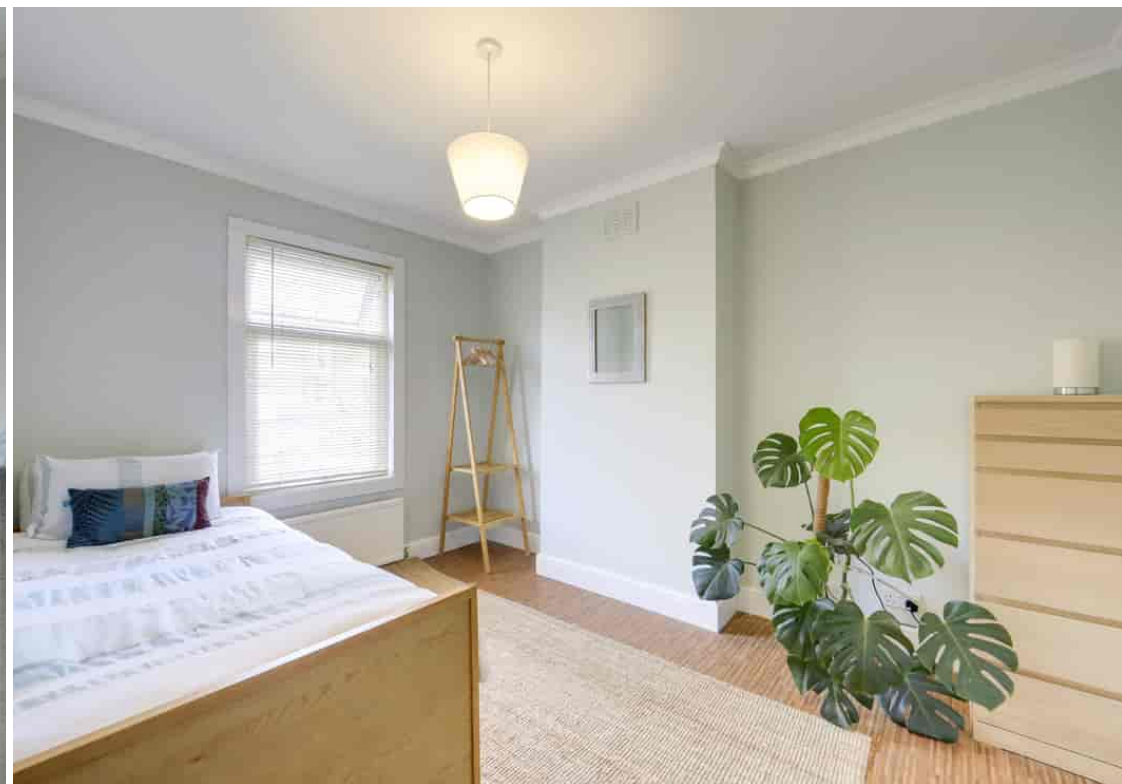
### Garden

Paved patio leading to lawn with raised plant borders and storage shed.

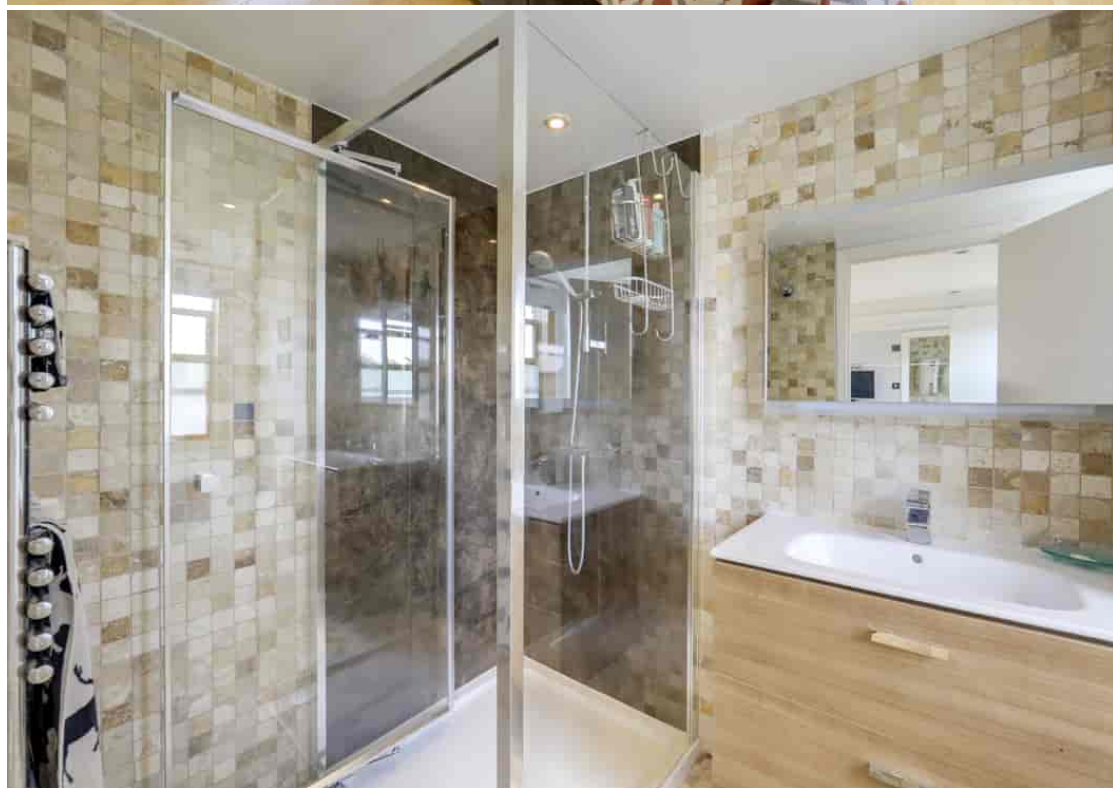
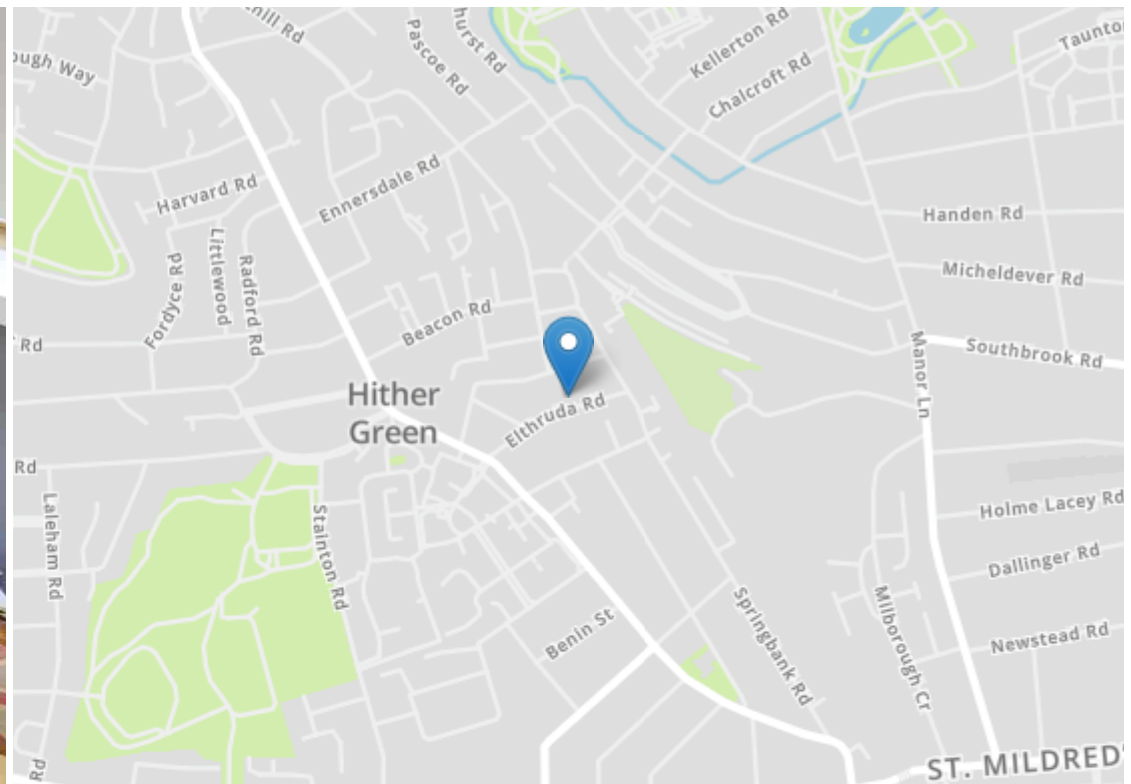


Total Area: 125.8 m<sup>2</sup> ... 1354 ft<sup>2</sup> (excluding eaves storage & garden)

All measurements are approximate and for display purposes only







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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