

Stanfords
— sales & lettings —



Guide Price £725,000 Freehold
4 bedroom terraced house

Wisteria Road
Hither Green

Read all about it...

This charming four-bedroom mid-terrace house, available with no onward chain, presents an exciting opportunity for buyers eager to personalize their new home.

Boasting over 1,300 sqft of adaptable living space, the property welcomes you with an inviting entrance hall that leads to a spacious living room, a comfortable double bedroom, and a family bathroom on the ground floor. The lower level features a second reception room with its own entrance and porch area, another generously sized double bedroom, and a convenient WC. The bright kitchen, equipped with dual-aspect windows, opens onto a large, east-facing garden, perfect for enjoying morning sunlight. The first floor accommodates two additional double bedrooms.

Ideal for those seeking quick transport links and a vibrant local community, the property is within a mile of Hither Green and Lewisham Stations, which provide frequent DLR and National Rail services to Central London and Kent, including a swift 14-minute journey to London Bridge. Hither Green offers a variety of local amenities, shops, and delightful places to eat and drink. Additionally, Blackheath Village (1.1 miles) and Greenwich (2.5 miles) are easily accessible, featuring an array of boutique shops, cafes, restaurants, and expansive green spaces. Known for its family-friendly environment, Wisteria Road is well-served by popular nurseries and schools, including Trinity CoE Primary School and the Ofsted 'Outstanding' rated Brindishe Manor Primary School.

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

LOWER GROUND FLOOR

Living Room

15' 2" x 10' 11" (4.62m x 3.33m)

Double-glazed bay windows and door to porch, pendant ceiling light, radiator, parquet wood flooring.

Kitchen

21' 11" x 6' 8" (6.68m x 2.03m)

Double-glazed windows to side and rear, door to garden, ceiling lights, fitted wall and base units, double bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, tile flooring.

WC

3' 1" x 5' 4" (0.94m x 1.63m)

Double-glazed window, ceiling light, washbasin, WC, tile flooring.

Bedroom

12' 1" x 9' 6" (3.68m x 2.90m)

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

GROUND FLOOR

Reception Room

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

Double-glazed bay windows, pendant ceiling light, radiator, vinyl flooring.

Bedroom

11' 7" x 10' 0" (3.53m x 3.05m)

Double-glazed window, pendant ceiling light, radiator, vinyl flooring.

Bathroom

10' 8" x 7' 3" (3.25m x 2.21m)

Double-glazed window, ceiling light, bathtub with shower, pedestal washbasin, WC, cupboard housing water tank, tile flooring.

FIRST FLOOR

Bedroom

15' 2" x 11' 4" (4.62m x 3.45m)

Double-glazed windows, pendant ceiling light, built-in cupboard, radiator, vinyl tile flooring.

Bedroom

11' 8" x 9' 11" (3.56m x 3.02m)

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

OUTSIDE

Front Garden

Stairs leading to ground floor and lower ground floor entrances.

Garden

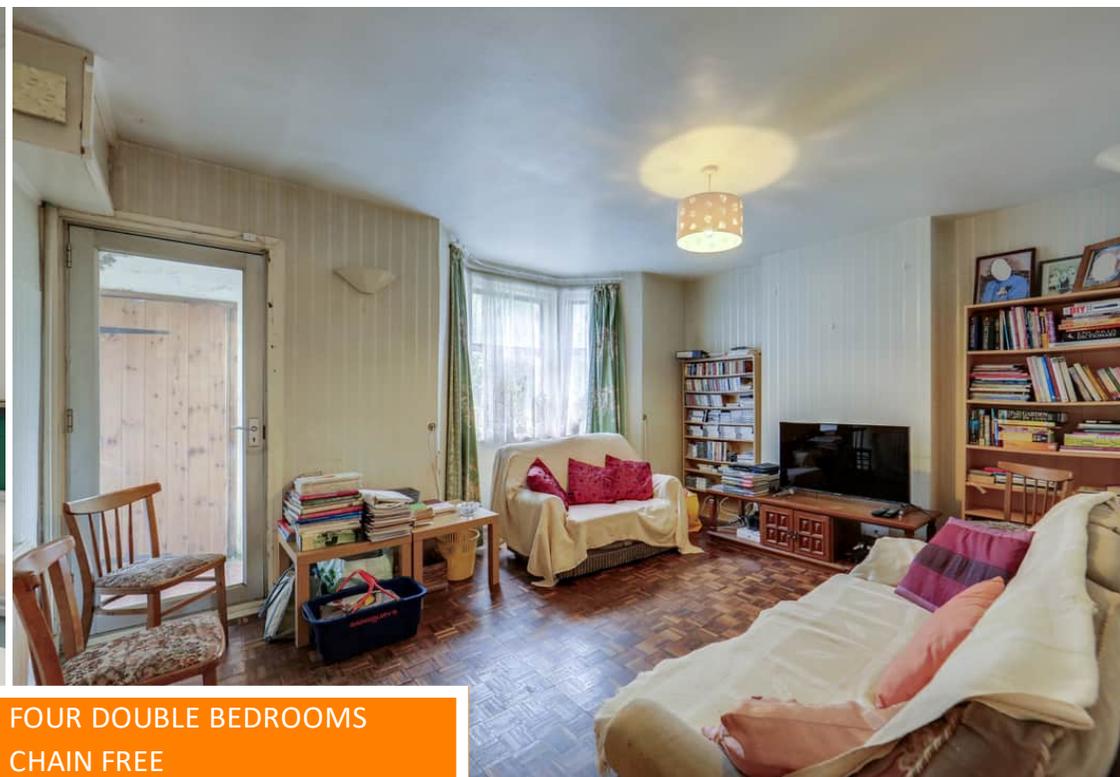
Large east facing garden, with small courtyard leading to potential patio area with large shed and greenhouse to rear.



Like what you see?

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

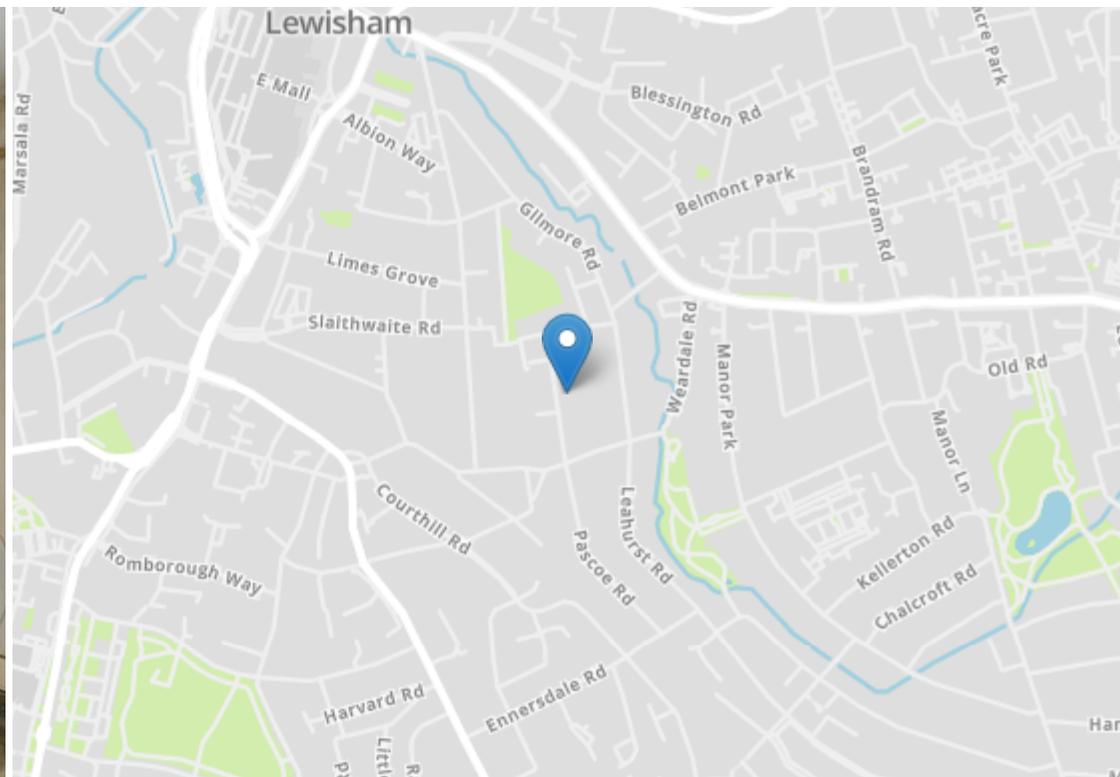
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VERSATILE LAYOUT
APPROX 1,365SQFT.

FOUR DOUBLE BEDROOMS
CHAIN FREE
0.4 MI TO HITHER GREEN
STATION





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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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