



Stanfords

— sales & lettings —

O.I.E.O £875,000 Freehold
4 bedroom terraced house

Brightside Road
Hither Green

Read all about it...

This thoughtfully refurbished home has been reimagined by architects to create a bright, flexible space that supports contemporary living while retaining a warm, welcoming feel. Natural light flows throughout, enhancing the sense of calm and openness that defines the house.

The ground floor offers two open-plan reception spaces that lead effortlessly into a generous kitchen/diner, forming a natural hub for everyday life and entertaining. Glazing to the rear opens directly onto the garden, strengthening the connection between indoors and out and providing clear scope to further personalise the space if desired.

On the first floor are two well-proportioned bedrooms alongside a neatly arranged family bathroom. The top floor adds excellent versatility, with a spacious bedroom featuring its own ensuite and cleverly integrated storage, plus an additional room ideal as a study, creative workspace, or guest room.

To the rear, the garden feels notably private and tranquil, with leafy views, birdsong, and no direct overlooking—an outlook that brings a real sense of escape from the city. It's a peaceful setting for morning coffee, outdoor dining, or unwinding at the end of the day, with mature greenery creating a calm, natural backdrop (best appreciated in person). Storage has been carefully considered throughout the home, with well-integrated solutions that maximise space without compromising the clean architectural lines.

The location is a standout feature. Just 0.3 miles from Hither Green Station, the walk to the platform is set to become even more appealing with a new station entrance opening at the bottom of the road next year, creating a pleasant, leafy start and end to the daily commute. The house sits on one of the area's most friendly and sought-after streets, known for its strong sense of community.

The neighbourhood offers an excellent selection of independent cafés and local favourites, including Found Hope for specialty coffee and pastries, The cosy station hotel pub for relaxed evenings and great food, and a growing mix of shops, bakeries, and restaurants that give the area its distinctive village feel. Several green spaces are also close by, adding to the balance of city convenience and outdoor living.

Altogether, this is a carefully designed, architect-refurbished home that combines light, privacy, and flexibility with one of Hither Green's most appealing settings

**CHAIN FREE
KITCHEN/DINER
OPEN PLAN GROUND FLOOR**

**4 BEDROOMS
MASTER BEDROOM WITH EN-
SUITE
TOTAL AREA - 1381SQFT**

Like what you see?

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





GROUND FLOOR

Reception Room

4.26m x 03.56m (14' 0" x 11' 8")

Pendant light, double-glazed bay window with fitted shutters, fireplace with alcove storage space, wood floor.

Reception Room

3.70m x 3.42m (12' 2" x 11' 3")

Pendant light, fireplace, radiator, wood floor.

Kitchen/Diner

04.45m x 4.01m (14' 7" x 13' 2")

Spotlights, pendant lights, double-glazed windows, door leading to garden, skylight window, radiator, sleek matching wall and base counters, island units, integrated sink with mixer tap, integrated oven and hob, integrated fridge/freezer, integrated dishwasher, storage, wood floor.

FIRST FLOOR

Bedroom

4.58m x 4.09m (15' 0" x 13' 5")

Pendant light, double-glazed bay window, fitted wardrobe storage and shelving, carpet.

Bedroom

3.41m x 2.89m (11' 2" x 9' 6")

Pendant light, double-glazed window, alcove space, carpet.

Bathroom

3.19m x 2.68m (10' 6" x 8' 10")

Ceiling light, double-glazed window, tiled walls, heated towel rail, integrated washing machine and dryer, bath tub with hand-held shower head and mixer tap, walk in shower, hidden cistern toilet, ceramic sink basin with mixer tap, storage, tile floor.

SECOND FLOOR

Bedroom

4.86m x 2.48m (15' 11" x 8' 2")

Pendant light, skylight window, door opening to Juliet balcony, eaves storage, radiator, marmoleum flooring.

Ensuite

3.04m x 1.56m (10' 0" x 5' 1")

Ceiling light, skylight window, marble splashback tile, eaves storage, shower, wall-mounted sink with mixer tap, concealed cistern toilet, heated towel rail, marmoleum flooring.

Bedroom

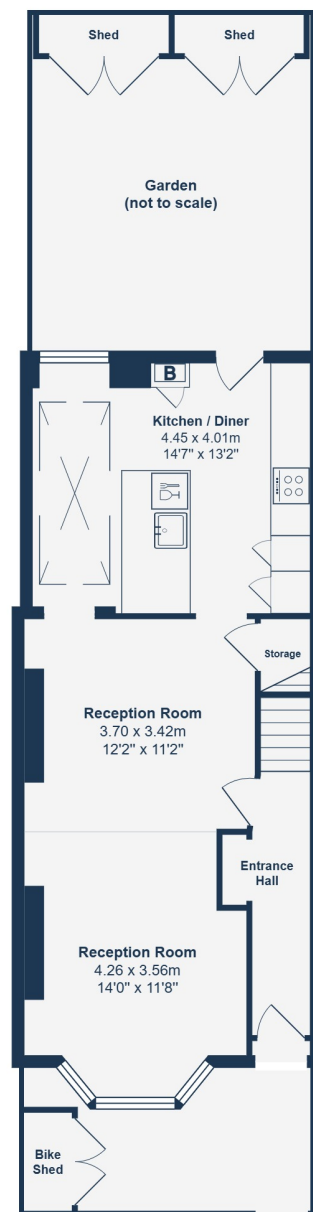
3.46m x 2.55m (11' 4" x 8' 4")

Wall lights, double-glazed window, radiator, shelving, marmoleum flooring.

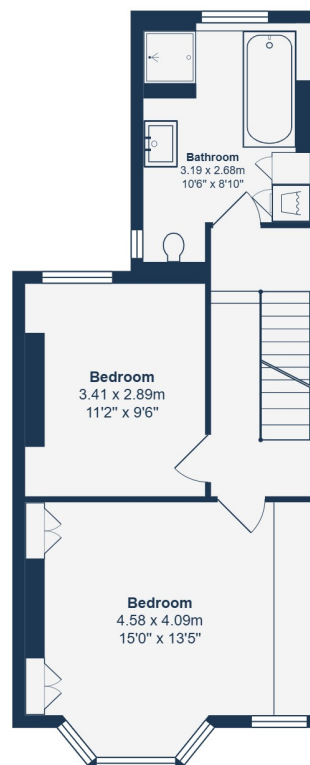
OUTSIDE

Garden

Door from the kitchen leading to a composite decking area, grass area with full width storage shed at the rear.



Ground Floor



First Floor



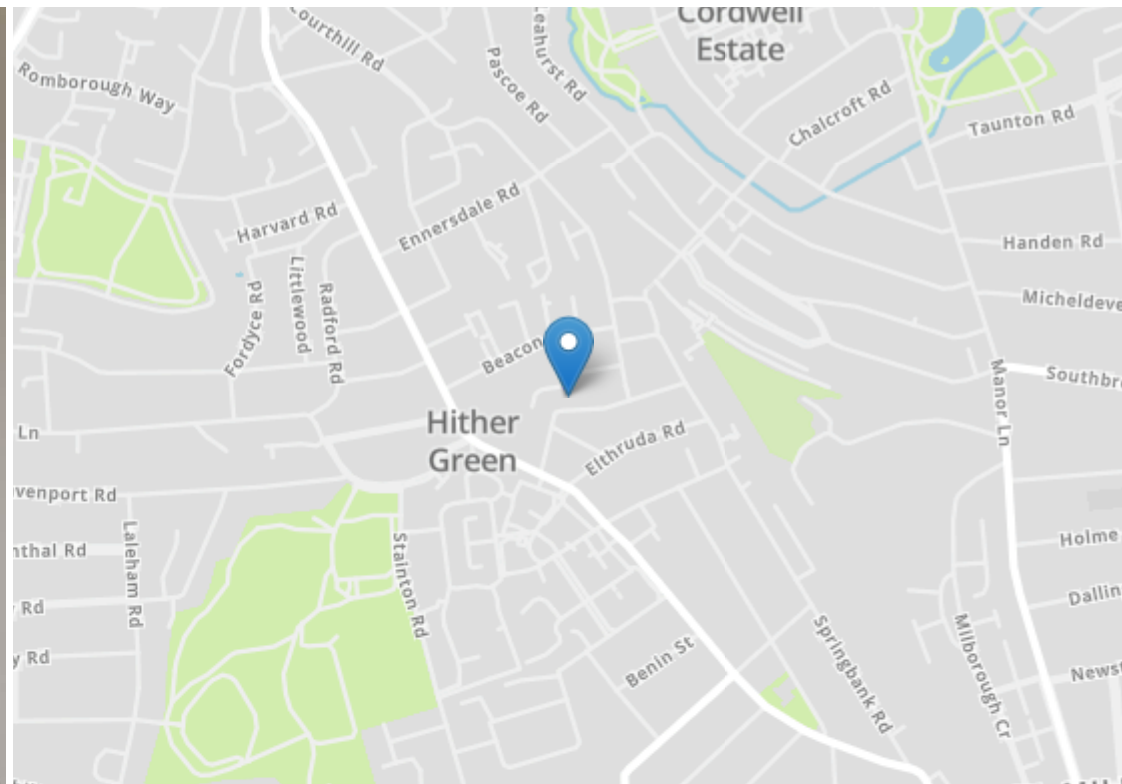
Second Floor

Total Area: 128.3 m² ... 1381 ft² (excluding garden & sheds)

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
EU Directive 2002/91/EC		
England, Scotland & Wales		



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