

Stanfords  
— sales & lettings —



**Guide Price £950,000 Freehold**  
3 bedroom end of terrace house

Parkcroft Road  
London  
SE12



## Read all about it...

A stunning three-bedroom, Edwardian terraced house located on a desirable street on the Hither Green/Lee borders. Locally the property benefits from being in close proximity to a wide range of amenities including shops, restaurants and pubs, as well as sitting between Hither Green & Lee station offering a range of commuter services to London Bridge, Cannon Street and Charing Cross.

Internally, the property still retains some of its period features and has been wonderfully maintained by the present owners. The house spans 1,499 sqft and has an enormous secluded garden complete with garden room with full electrics. The ground floor boasts a welcoming entrance hall with an understairs storage cupboard, a spacious lounge, which can be opened up into a through room with the diner or shut off with crittal style door, a modern kitchen and an extended family room with bi-fold doors leading to the garden. On the first floor are two generously sized double bedrooms with built-in wardrobes, a third smaller room - perfect for a home study or nursery - and the family bathroom.

This is not one to be missed - Call now to view!



**3 BEDROOM**  
**ENORMOUS PRIVATE GARDEN**  
**PERIOD FEATURES**

**0.6 MI TO LEE STATION**  
**REAR EXTENSION**  
**TOTAL AREA - 1,499SQFT.**

**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

### Lounge

4.21m x 4.35m (13' 10" x 14' 3")

Chandelier lighting, picture rail, sash window to front, shutters, fitted alcove shelving and cupboards, feature fireplace, fitted window seat with internal storage, wood flooring.

### Dining Room

3.58m x 3.82m (11' 9" x 12' 6")

Pendant lighting, fitted cupboard, wood flooring.

### Kitchen

2.39m x 3.64m (7' 10" x 11' 11")

Spotlights, matching wall and base units, gas hob, electric oven, stainless steel sink with drainer, wooden worktops, double glazed window to rear, wood flooring.

### Family Room

3.30m x 3.84m (10' 10" x 12' 7")

Velux windows, bi-fold doors to rear, wood flooring.

### W/C

## FIRST FLOOR

### Bedroom

3.56m x 4.43m (11' 8" x 14' 6")

Pendant lighting, sash window to front, shutters, fitted wardrobe, bespoke window seat with built in storage, alcove shelving, wooden flooring.

### Bedroom

3.32m x 3.79m (10' 11" x 12' 5")

Pendant lighting, fitted wardrobes, sash window to rear, shutters, radiator, wood flooring.

### Bathroom

Spotlights, sash window to rear, panel enclosed bath with shower attachment, wash basin, w/c, tiled flooring.

### Bedroom

2.85m x 2m (9' 4" x 6' 7")

Pendant Lighting, Shuttered Windows to Front, Wood Flooring

## OUTSIDE

### Garden

Patio Area, Natural Grass Area

### Garden Room

4.40m x 3.81m (14' 5" x 12' 6")



Ground Floor



First Floor

Total Area: 139.2 m<sup>2</sup> ... 1499 ft<sup>2</sup>

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.

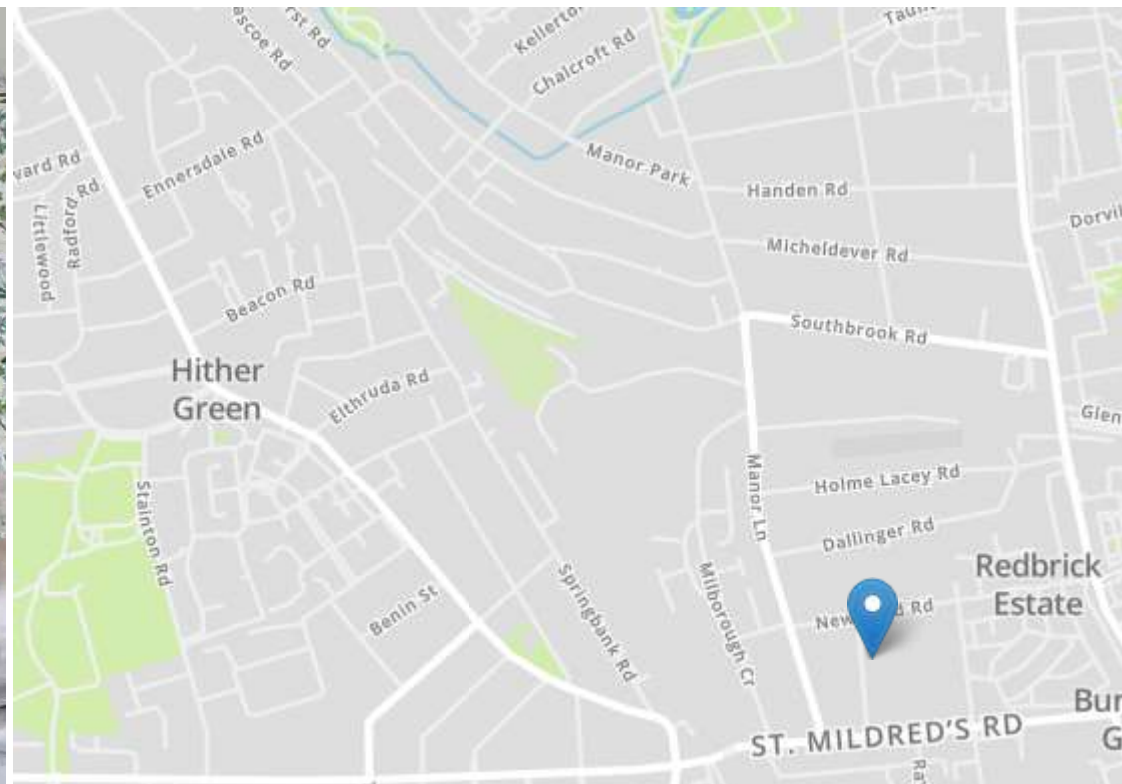












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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