

Stanfords

— sales & lettings —



Guide Price £450,000 Freehold

3 bedroom flat

Longhurst Road

Hither Green

Read all about it...

Offered to the market with no onward chain and the benefit of owning the Freehold to the entire building - this fantastic three-bedroom first-floor flat boasts plenty of living space and a private garden! Located on Longhurst Road, this property is ideally situated for friendly local shops, cafes and pubs and is just moments away from Hither Green Station, providing a range of commuter services into Central London - including London Bridge in 10 minutes.

Light, bright and well-presented throughout, internally this flat comprises two double bedrooms, the master benefitting from built in storage, and a third smaller bedroom. Leading off the spacious hallway there is also a good-sized lounge, separate modern kitchen with integrated appliances and a bathroom. This property also benefits from a private rear garden, directly accessed via the kitchen and a generously sized boarded loft for storage.

Tenure: Freehold

FIRST FLOOR

Lounge / Diner

11' 1" x 10' 4" (3.38m x 3.15m)

Double-glazed window, pendant ceiling light, alcove shelving, fireplace, radiator, laminate wood flooring.

Kitchen

7' 8" x 7' 5" (2.34m x 2.26m)

Double-glazed window and door to garden, ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated fridge/freezer, dishwasher, washing machine, microwave, oven and electric hob, tiled flooring.

Bedroom

12' 0" x 10' 4" (3.66m x 3.15m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom

10' 11" x 10' 9" (3.33m x 3.28m)

Double-glazed windows, pendant ceiling light, radiator, fitted caret.

Bedroom

11' 9" x 6' 0" (3.58m x 1.83m)

Double-glazed windows, flush ceiling light, radiator, fitted carpet.

Bathroom

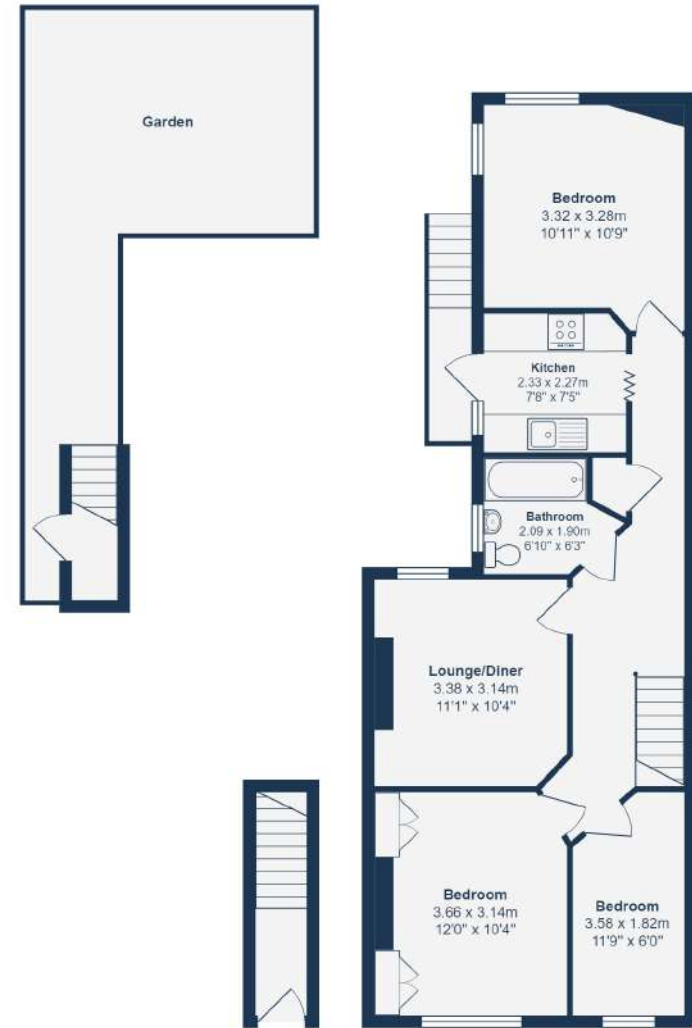
11' 1" x 10' 4" (3.38m x 3.15m)

Double-glazed window, ceiling light, bathtub with shower, pedestal washbasin, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Direct access via kitchen, understairs storage cupboard, paved pathway leading to lawn with raised plant borders.



Ground Floor

First Floor

Total Area: 66.6 m² ... 717 ft² (excluding garden)

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.

Like what you see?

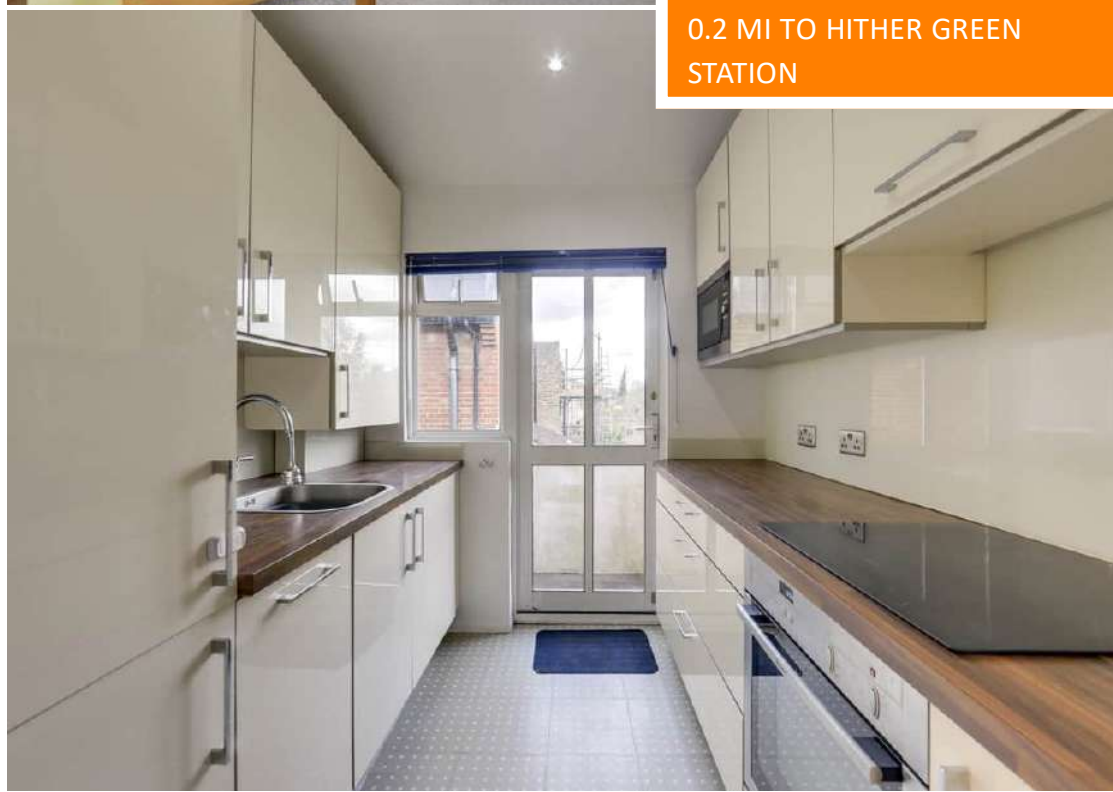
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

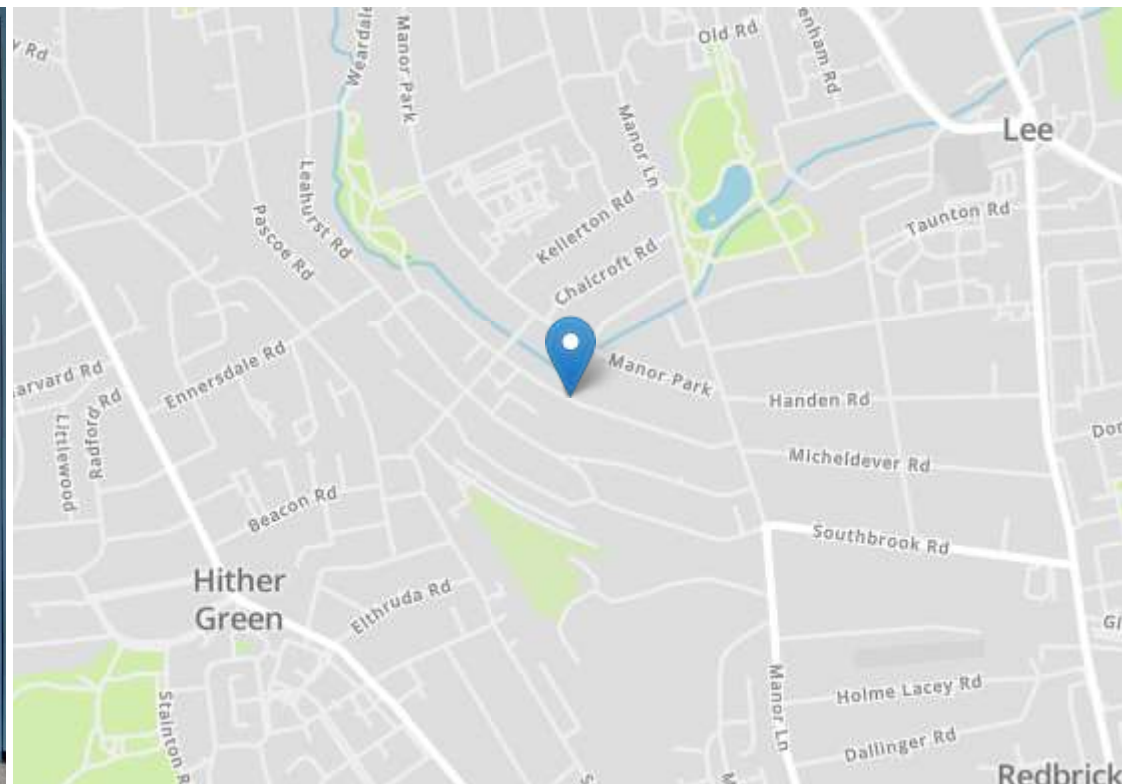
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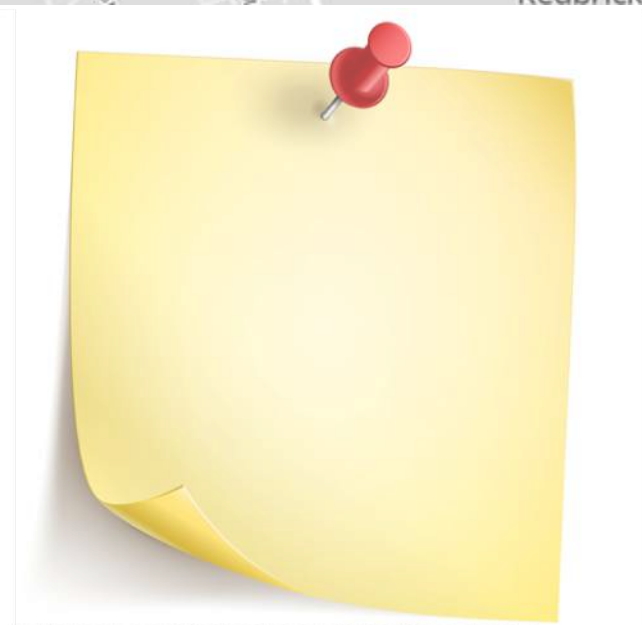
FIRST FLOOR FLAT
CHAIN FREE
0.2 MI TO HITHER GREEN
STATION

PRIVATE GARDEN
APPROX 717SQFT.
CLOSE TO LOCAL AMENITIES
STATION





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			
		57	78
England, Scotland & Wales		EU Directive 2002/91/EC	



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