

Stanfords  
— sales & lettings —



**Guide Price £525,000 Freehold**  
3 bedroom terraced house

Nightingale Grove  
Hither Green



# Read all about it...

A fantastic three-bedroom mid-terrace house on Nightingale Grove in Hither Green.

Well-presented throughout, the ground floor of this property boasts a spacious open plan living and dining room with access to garden, and the kitchen to the rear. Upstairs there are three bedrooms, two of which are good-sized doubles, and a modern four piece bathroom suite and access to the loft for storage.

Ideally located within walking distance of Hither Green Station, proving a range of services into Central London, this property is also well situated for good nurseries and schools and friendly local shops, cafes and pubs.

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

## GROUND FLOOR

### Lounge

14' 5" x 13' 7" (4.39m x 4.14m)

Double-glazed bay windows, ceiling spotlights, alcove shelving, radiator, fitted carpet.

### Dining Room

9' 11" x 8' 4" (3.02m x 2.54m)

Door to garden, ceiling spotlights, radiator, fitted carpet.

### Kitchen

12' 9" x 8' 5" (3.89m x 2.57m)

Double-glazed windows, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven, gas hob and extractor hood, tiled flooring.

## FIRST FLOOR

### Bedroom

11' 1" x 9' 2" (3.38m x 2.79m)

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

### Bedroom

8' 10" x 8' 8" (2.69m x 2.64m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

12' 1" x 5' 6" (3.68m x 1.68m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

10' 4" x 8' 5" (3.15m x 2.57m)

Double-glazed window, flush ceiling light, bathtub, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

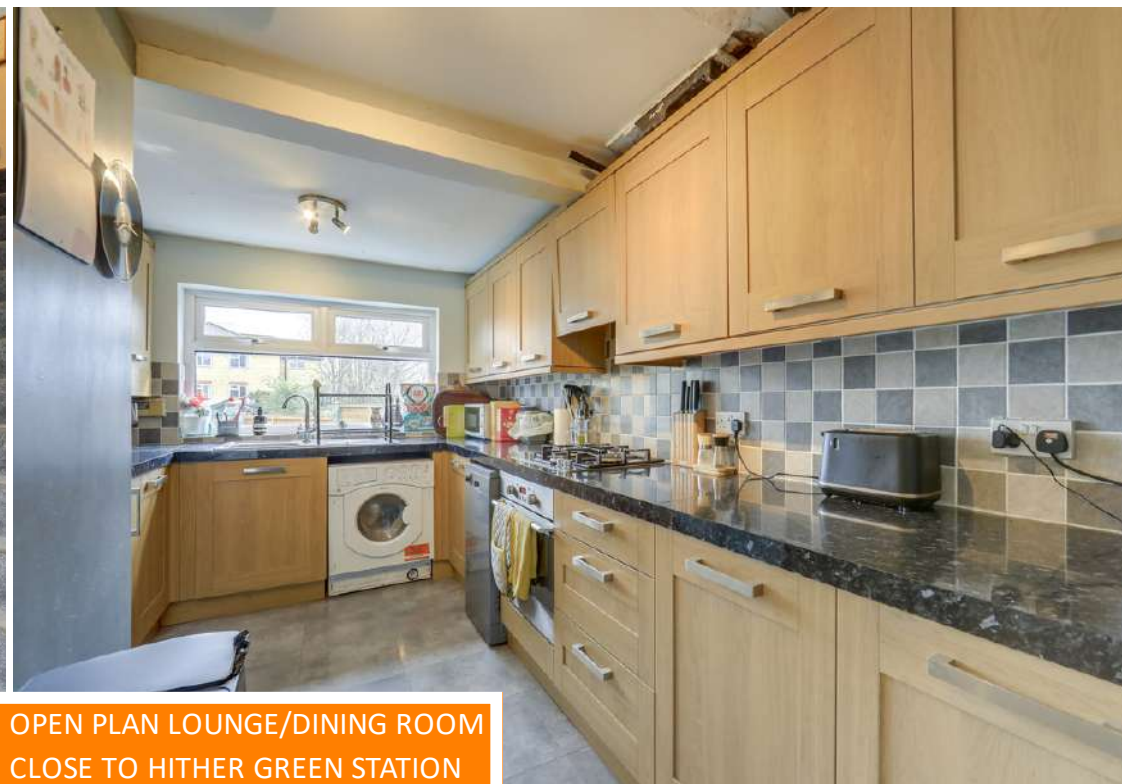
Raised decking leading to gravel and plant borders.



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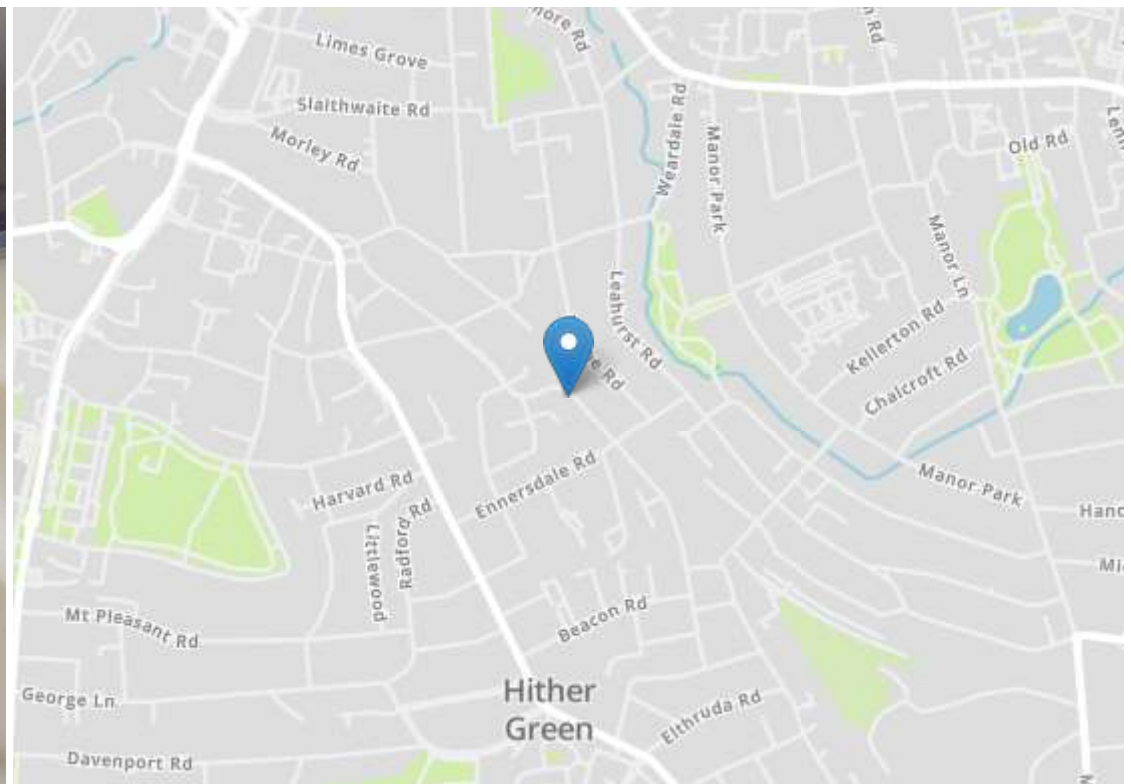


THREE BEDROOM TERRACED HOUSE  
MODERN BATHROOM SUITE  
GOOD SCHOOL CATCHMENT AREA

OPEN PLAN LOUNGE/DINING ROOM  
CLOSE TO HITHER GREEN STATION  
APPROX 799SQFT.







| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 81        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 63                      |           |
| (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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