

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

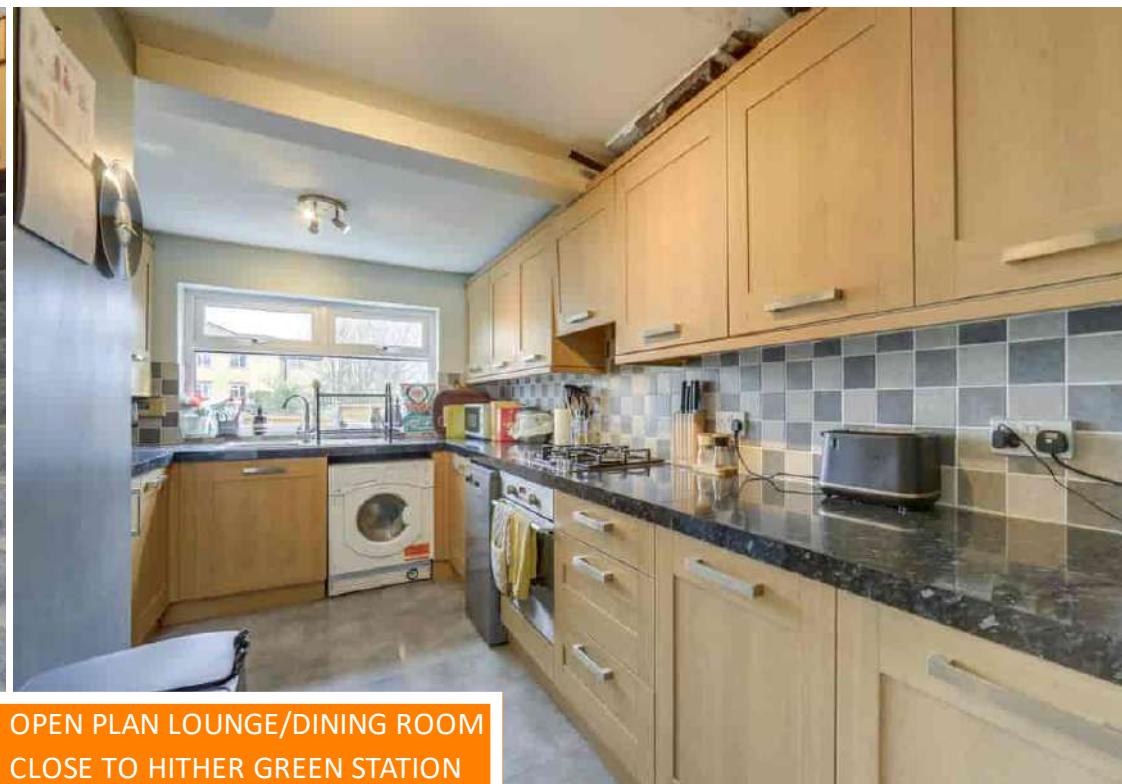
Raised decking leading to gravel and plant borders.



Like what you see?

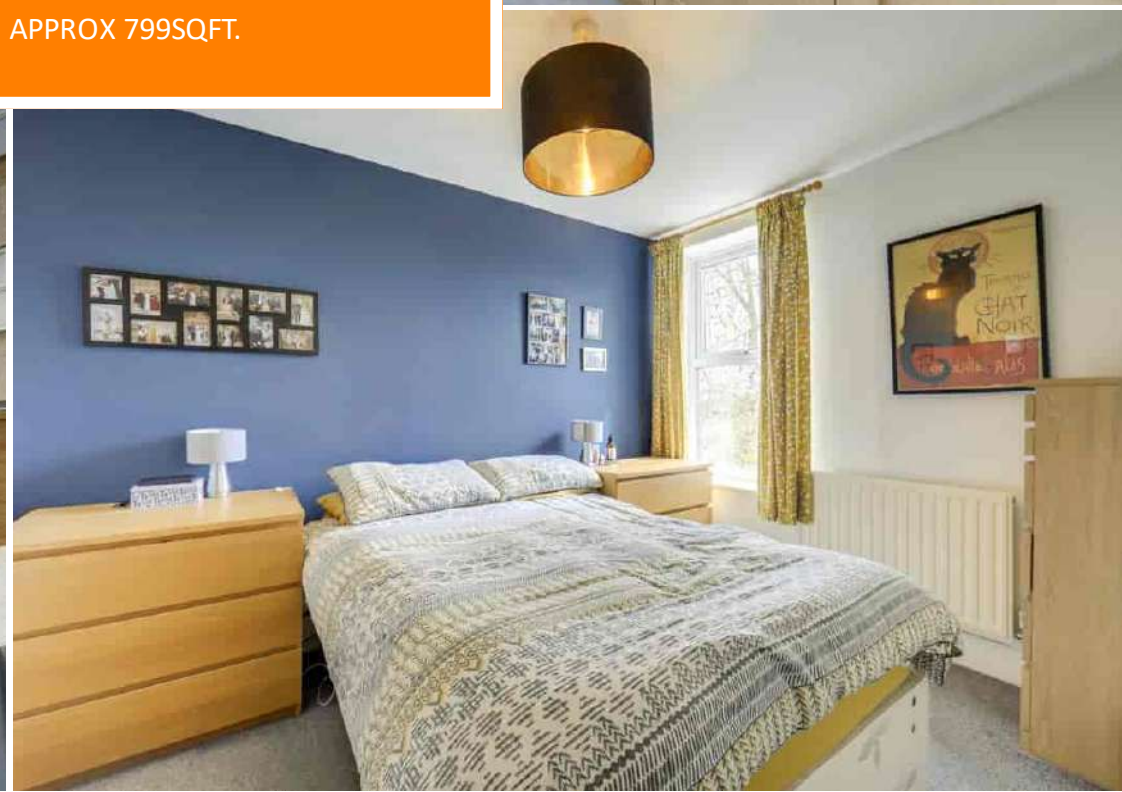
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

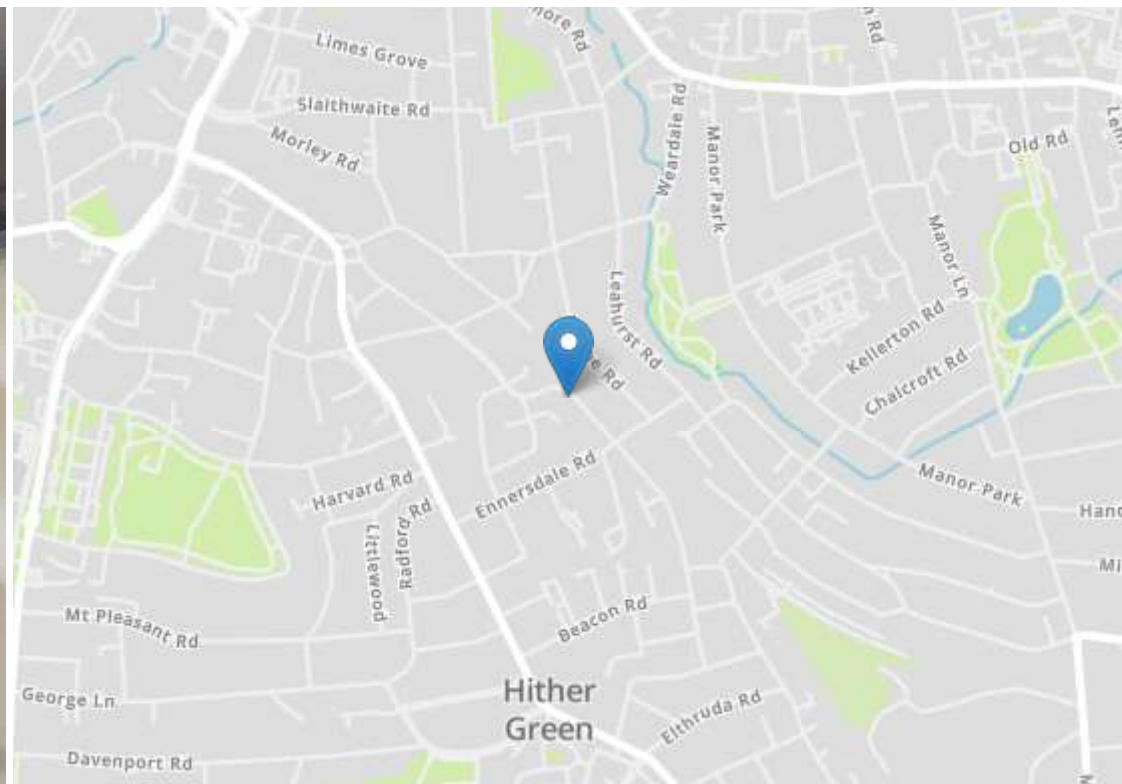
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THREE BEDROOM TERRACED HOUSE
MODERN BATHROOM SUITE
GOOD SCHOOL CATCHMENT AREA

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





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