

Stanfords  
— sales & lettings —



**Guide Price £715,000 Freehold**  
3 bedroom terraced house

Brightside Road  
Hither Green



## Read all about it...

This spacious, loft-extended three-bedroom terraced house is nestled on Brightside Road, a quiet residential street in the heart of Hither Green.

Ideally situated for excellent transport links from Hither Green Station, this home also offers convenient access to local amenities, including a nearby GP practice, pharmacy, and a 24-hour Anytime Fitness gym. Hither Green boasts a diverse array of popular independent shops, supermarkets, and a variety of enticing places to eat and drink, all within walking distance. Brightside Road is particularly popular with families, thanks to its proximity to local nurseries and schools, as well as its closeness to the beautiful open spaces of Mountsfield Park. Residents also enjoy a strong sense of community, highlighted by the annual Brightside Road Street Party.

Stepping inside, the ground floor features an inviting open-plan lounge and dining room, complete with sash bay windows and delightful feature fireplaces. This space leads into a well-sized kitchen, where French doors open onto the rear garden. On the first floor, you'll find two well-proportioned bedrooms and a charming family bathroom, which includes a luxurious roll-top bathtub, a walk-in shower, and a feature fireplace. A separate WC adds convenience. The loft has been extended to create a large, light-filled master bedroom with built-in storage.

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

**THREE BED FAMILY HOME  
PERIOD FEATURES  
0.2 MI TO HITHER GREEN  
STATION**

**LOFT EXTENDED  
APPROX 1,119SQFT.  
0.3 MI TO MOUNTSFIELD PARK**



**Like what you see?**

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## GROUND FLOOR

### Lounge

11' 6" x 10' 9" (3.51m x 3.28m)

Double-glazed sash bay windows, built-in bay seat with storage, chandelier ceiling light, fireplace, radiator, wood flooring.

### Dining Room

11' 4" x 11' 4" (3.45m x 3.45m)

Double-glazed window, chandelier ceiling light, fireplace, alcove cabinetry, understairs storage, radiator, wood flooring.

### Kitchen

11' 10" x 8' 7" (3.61m x 2.62m)

Window to side, French doors to garden, pendant ceiling lights, fitted kitchen units, farmhouse style sink with mixer tap and drainer, plumbing for washing machine, combi boiler, oven, cooker and extractor hood, tile flooring.

## FIRST FLOOR

### Bedroom

14' 1" x 11' 4" (4.29m x 3.45m)

Double-glazed sash windows, pendant ceiling light, fireplace, built-in cupboards, radiator, wood flooring.

### Bedroom

11' 2" x 8' 6" (3.40m x 2.59m)

Double-glazed windows, pendant ceiling light, built-in cupboard, radiator, wood flooring.

### Bathroom

8' 9" x 8' 7" (2.67m x 2.62m)

Double-glazed window, ceiling light, walk-in shower, freestanding rolltop bathtub, pedestal washbasin, fireplace, built-in storage cupboard, radiator, vinyl flooring.

### WC

3' 2" x 2' 9" (0.97m x 0.84m)

Window to side, wall light, high level WC, wood flooring.

## SECOND FLOOR

### Bedroom

18' 0" x 13' 11" (5.49m x 4.24m)

Double-glazed windows, inset ceiling spotlights, built in wardrobe and shelving, radiator, fitted carpet.

## OUTSIDE

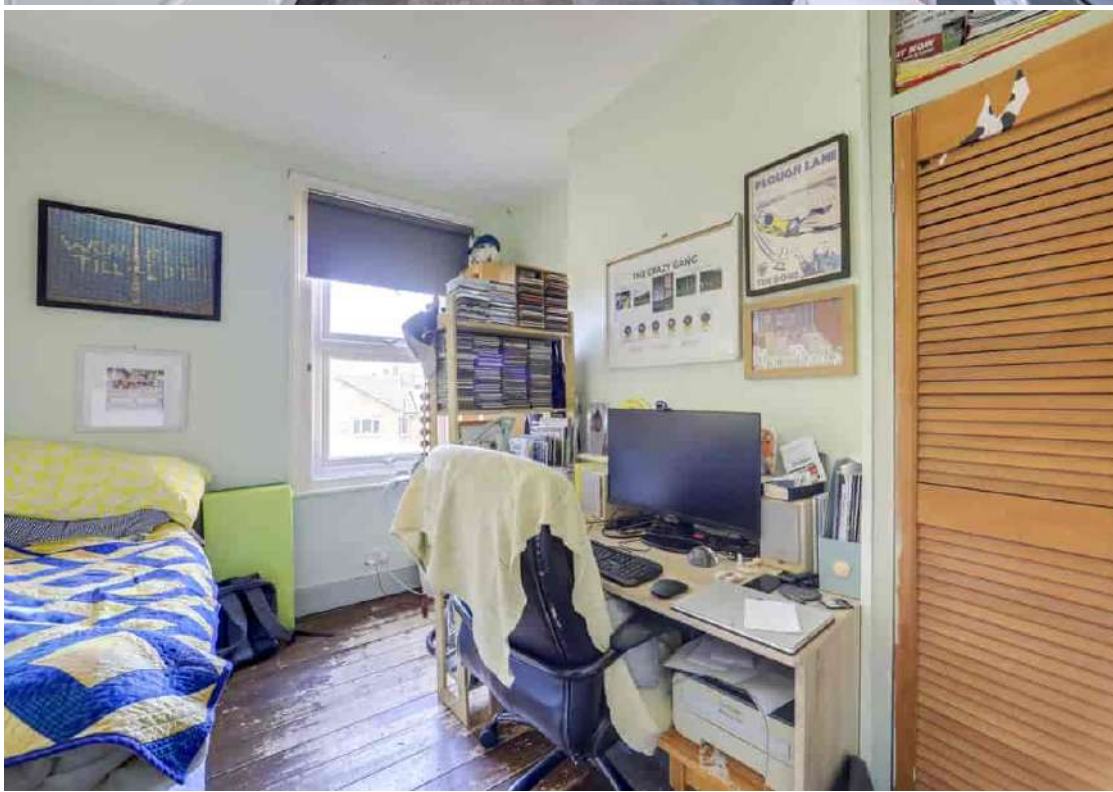
### Garden

Paved garden with mature plant and tree borders, storage shed to rear.



Total Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup> (excluding garden)

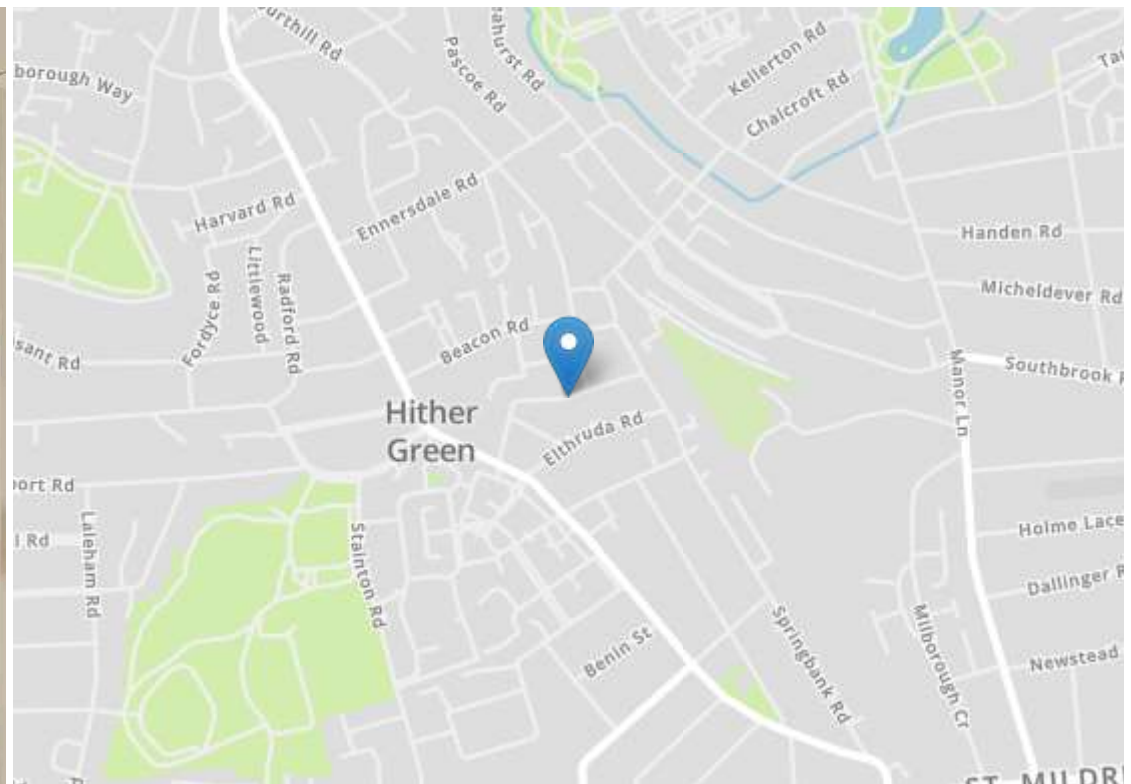
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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