

Stanfords

— sales & lettings —



£695,000

3 bedroom end of terrace house

Nightingale Grove

Hither Green

Read all about it...

Nestled in the heart of Nightingale Grove, this chic end of terrace three-bedroom house offers an ideal location near welcoming local shops, cafes, and restaurants, along with proximity to reputable nurseries and schools and an end-of-terrace locations allowing for more natural light through side windows. A brief stroll takes you to Hither Green Station, ensuring convenient access to transportation.

Internally, this residence showcases superb condition throughout, featuring three bedrooms, including a large double bedroom with built-in storage space. The generously sized family bathroom adds a touch of convenience, while a bathroom on each floor provides utility throughout.

The modern kitchen and lounge fill the ground floor seamlessly, leading through a generous hall into the spacious rear garden. Additional perks include a ground floor WC and a second floor space that enhances the overall space throughout the home, as well as the abundance of natural light throughout the property. This property also has the advantage of being newly built (7 Years ago) and still under building guarantee, as well as off street parking for ease of access.

Get in touch now to book your viewing on this beautiful property!



**0.2 MI TO HITHER GREEN
STATION
PRIVATE GARDEN
ABUNDANT NATURAL LIGHT**

**GROUND FLOOR W/C
STORAGE SPACE THROUGHOUT
OFF STREET PARKING**

Like what you see?

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



GROUND FLOOR

Hall

Hardwood Flooring, Flush Ceiling Lighting, Fitted Carpet Stairs, Radiator

Kitchen

3.25m x 2.17m (10' 8" x 7' 1")

Double Glazed Casement Window, Matching Base and Wall Units, Flush Ceiling Lighting, Integrated Electric Hob & Oven, Extraction Hood with Light, Tiled Walls & Flooring, Single Faucet Sink with Mixer Tap & Drainage Area

W/C

Tiled Flooring, Flush Ceiling Lighting, Hand Wash Basin with Mixer Tap, Extractor Fan

Lounge

4.73m x 3.60m (15' 6" x 11' 10")

Hardwood Flooring, Pendant Lighting with Additional Ceiling Lights, Double Glazed Double Doors into Rear Garden, Radiator

FIRST FLOOR

Hall

Fitted Carpet, Flush Ceiling Lighting

Bedroom

3.84m x 3.59m (12' 7" x 11' 9")

Double Glazed Casement Windows, Radiator, Fitted Carpet, Flush Ceiling Lighting

Bathroom

2.72m x 1.58m (8' 11" x 5' 2")

Frosted Double Glazed Casement Window, Extractor Fan, Flush Ceiling Lighting, Shower & Bath Combo with Glass Panel, Tiled Flooring and Partial Tiled Wall.

Bedroom

3.59m x 3.25m (11' 9" x 10' 8")

Flush Ceiling Lighting, Double Glazed Casement Full Height Windows, Radiator, Built-In Storage Cupboard, Fitted Carpet

SECOND FLOOR

Bedroom

5.19m x 3.55m (17' 0" x 11' 8")

Fitted Carpet, Flush Ceiling Lighting, Double Glazed Casement Windows, Entryway with Additional Storage

Bathroom

3.55m x 2.77m (11' 8" x 9' 1")

Frosted Double Glazed Casement Windows, Flush Ceiling Lighting, Walk-in Shower, Bath & W/C, Two Sinks with Mixer Taps and Storage Drawers, Tiled Flooring and Partial Tiled Wall

OUTSIDE

Garden

Tiled Pathway to Wooden Shed, Wooden Privacy Fence and Brick Wall, Lawn Area, Back Gate Access



Ground Floor

First Floor

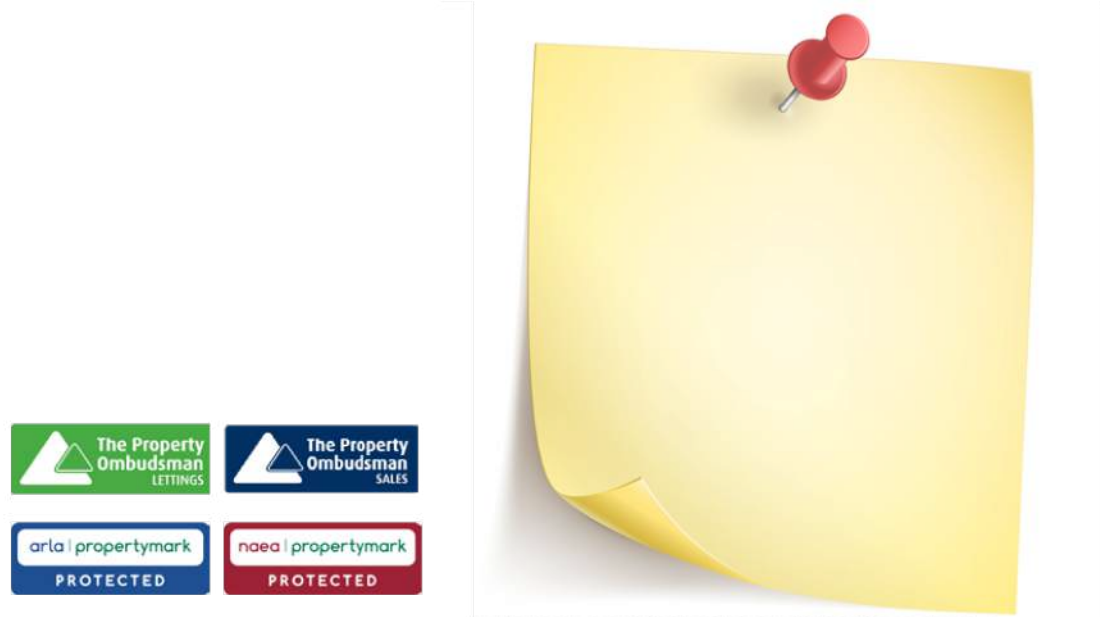
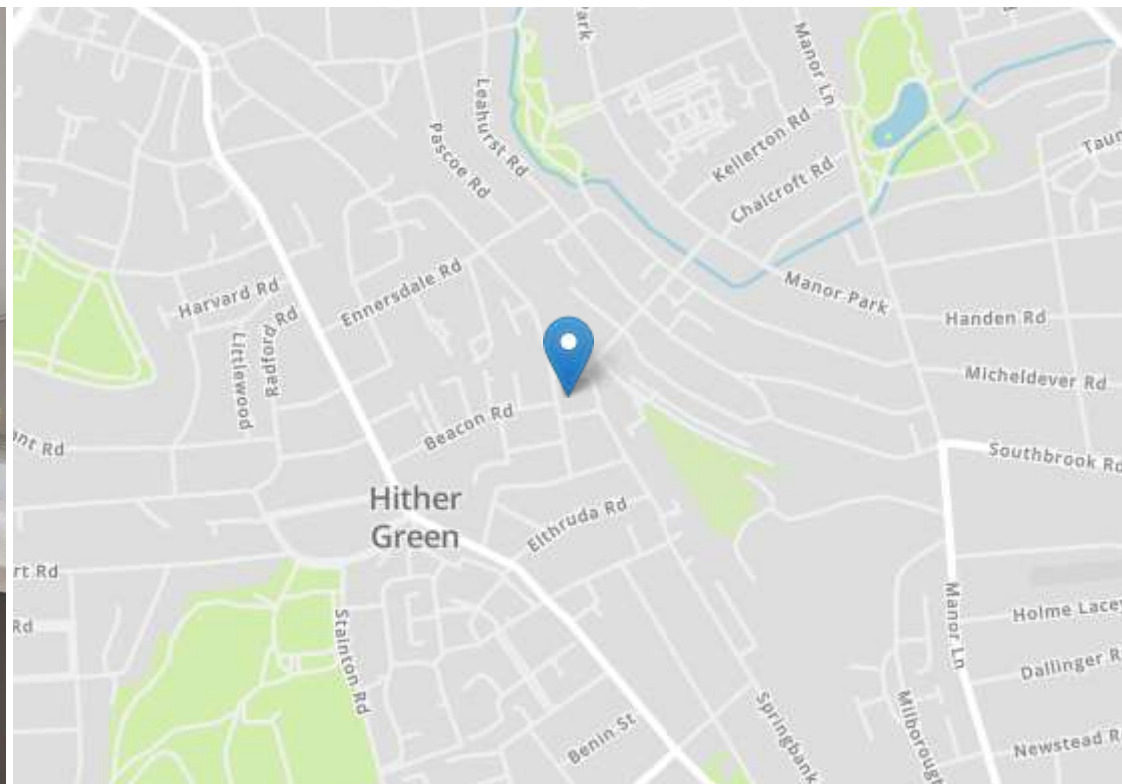
Second Floor

Total Area: 107.6 m² ... 1158 ft² (excluding garden, shed)

Drawn for Stanfords Sales & Lettings
 This floor plan 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.







Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.