

# Stanfords

— sales & lettings —



**£695,000**

3 bedroom end of terrace house

Nightingale Grove

Hither Green



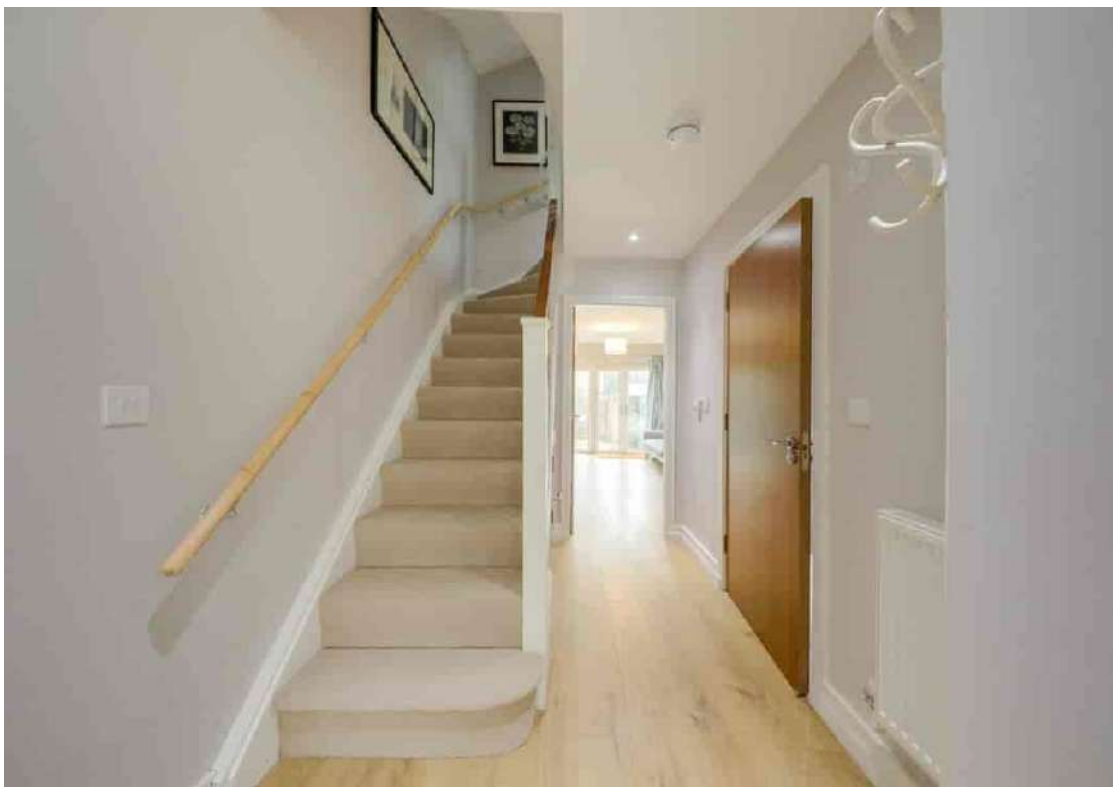
## Read all about it...

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](mailto: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 m<sup>2</sup> ... 1158 ft<sup>2</sup> (excluding garden, shed)

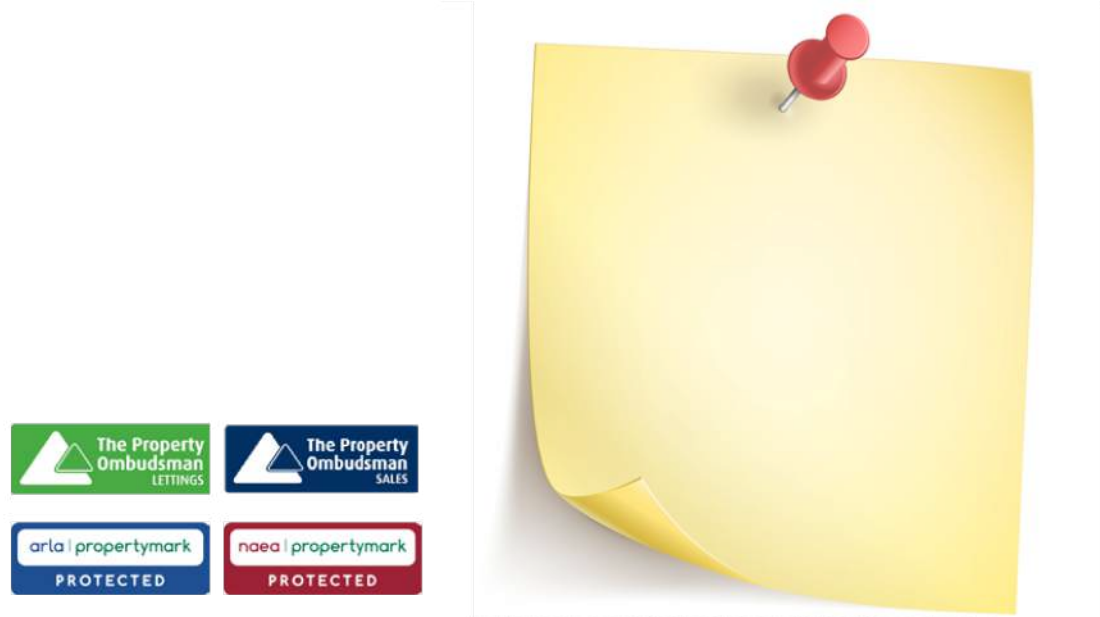
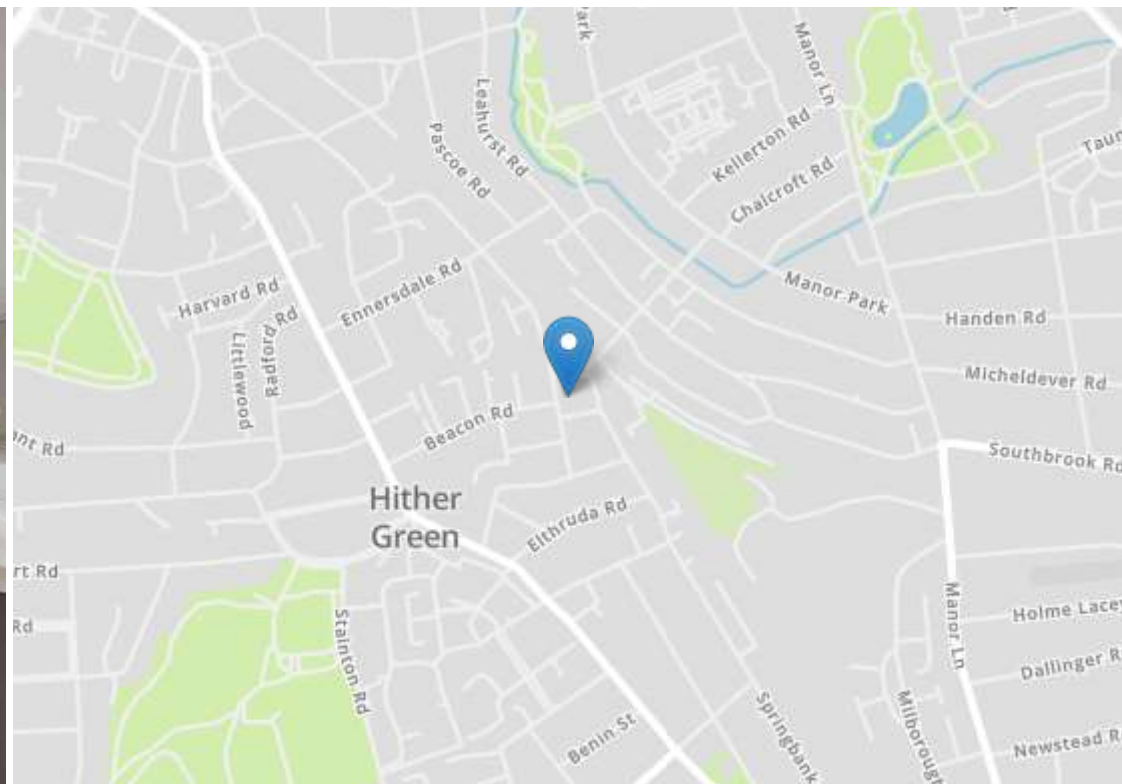
Drawn for Stanfords Sales & Lettings  
 This floor plan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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