

Stanfords
— sales & lettings —



Guide Price £675,000 Freehold

3 bedroom

Nightingale Grove

Hither Green

Read all about it...

This impressive three-bedroom townhouse, nestled in the heart of Hither Green, is perfect for buyers looking to enjoy a vibrant local community alongside excellent commuter links.

Arranged over three floors with generous living spaces throughout, the ground floor welcomes you with an inviting entrance hall leading to a contemporary kitchen, featuring sleek units and integrated appliances, and a convenient downstairs WC. The lounge, adorned with traditional wall panelling, blends classic décor with modern living, offering ample room for dining and relaxation. Bifolding doors open out to the lovingly maintained garden, extending the living space and creating the perfect setting for alfresco dining and sun-soaked lounging.

On the first floor, two well-proportioned bedrooms are served by a modern family bathroom, while the top floor is dedicated to a stunning master suite. This luxurious retreat boasts a large built-in wardrobe and a spacious en-suite bathroom, complete with his and her sinks, a walk-in shower, and a separate bathtub for ultimate relaxation.

Additional benefits of this property include secure off-street parking and energy-efficient solar panels.

Hither Green offers an array of popular independent shops, supermarkets, and a diverse selection of restaurants and cafés, all within walking distance. The area is highly regarded by families, with well-respected nurseries and schools nearby, including the 'Outstanding' rated Brindishe Manor Primary School. The beautiful open spaces of Mountsfield Park are just a short stroll away, making this property an ideal choice for both convenience and quality of life.

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

**THREE BED TOWN HOUSE
STUNNING MASTER SUITE
APPROX 1,159SQFT.**

**IMMACULATE CONDITION
SECURE OFF-STREET PARKING
CLOSE TO HITHER GREEN
STATION**



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

Entrance Hall

13' 5" x 6' 3" (4.09m x 1.91m)

Inset ceiling spotlights, understairs storage, wood flooring.

Kitchen

10' 11" x 7' 0" (3.33m x 2.13m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated washing machine, fridge/freezer, oven, electric hob and extractor hood, radiator, tile flooring.

W/C

5' 11" x 5' 0" (1.80m x 1.52m)

Inset ceiling spotlights, washbasin, WC, heated towel rail, tile flooring.

Lounge

15' 5" x 11' 8" (4.70m x 3.56m)

Double-glazed doors to garden, inset ceiling spotlights, pendant ceiling light, radiator, wood flooring.

FIRST FLOOR

Bedroom

12' 8" x 11' 8" (3.86m x 3.56m)

Double-glazed windows, inset ceiling spotlights, radiator, fitted carpet.

Bathroom

9' 5" x 5' 2" (2.87m x 1.57m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

Bedroom

11' 8" x 10' 1" (3.56m x 3.07m)

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

SECOND FLOOR

Bedroom

23' 7" x 11' 8" (7.19m x 3.56m)

Double-glazed windows, plantation shutters, inset ceiling spotlights, built-in wardrobe, radiator, fitted carpet.

Bathroom

11' 8" x 9' 1" (3.56m x 2.77m)

Double-glazed windows, inset ceiling spotlights, walk-in shower, bathtub, his and hers sinks, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Paved patio, lawn, storage shed, rear access to carpark.

Allocated Off-Street Parking



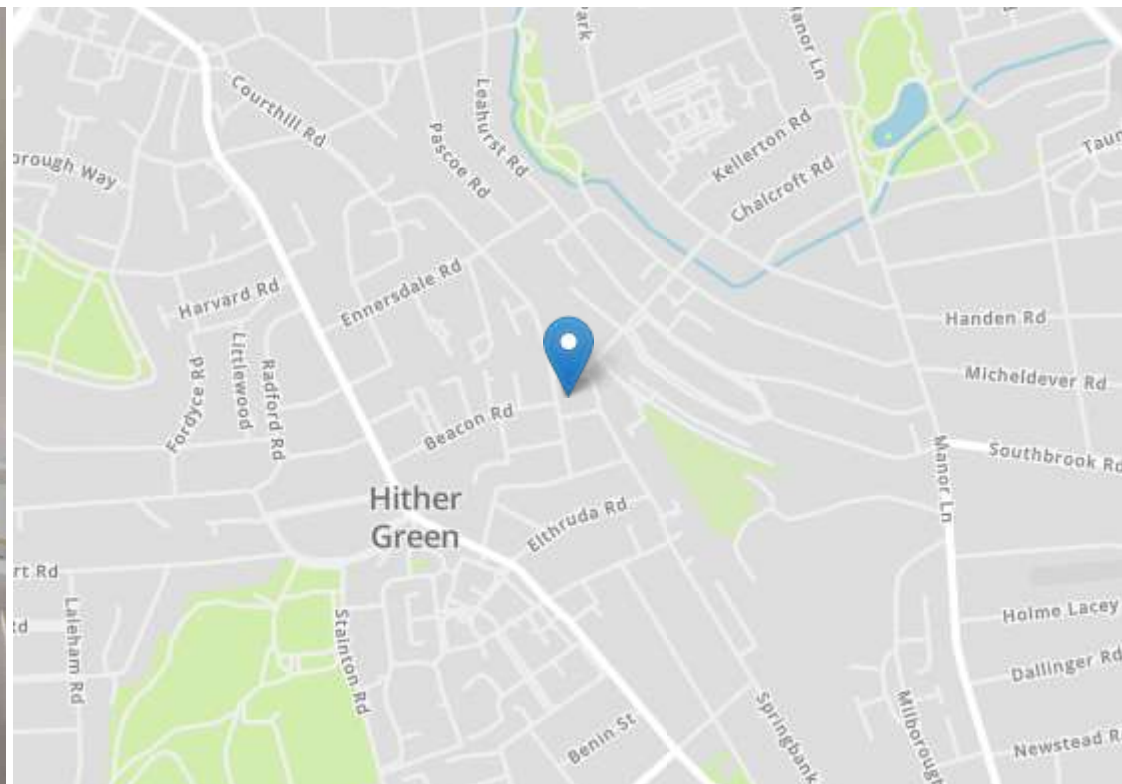
Total Area: 107.7 m² ... 1159 ft² (excluding garden)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(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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