

# Stanfords

— sales & lettings —



**£2,500 pcm**

3 bedroom terraced house

Chalcroft Road

Hither Green

## Read all about it...

This bright and spacious three-bedroom terraced house, offered furnished, is currently being fitted with a brand-new kitchen, providing a fresh and modern touch to this charming home.

Situated on the sought-after Chalcroft Road, a picturesque, tree-lined street in the heart of Hither Green, this home is just a stone's throw from the beautiful open spaces of Manor House Gardens. The local area boasts a vibrant mix of independent shops, supermarkets, and exciting places to eat and drink. Hither Green Station is nearby, providing frequent National Rail services to Central London and beyond. The area is particularly popular with young families, thanks to its excellent nurseries and schools, including the Ofsted 'Outstanding' Brindishe Manor Primary School.

Inside, the property features a welcoming entrance hall leading to two generously sized reception rooms, perfect for relaxing or entertaining. The kitchen is currently being updated with sleek, contemporary units. Upstairs, the landing, which includes a handy storage cupboard, leads to three good-sized bedrooms, a family bathroom, and access to the loft for additional storage. Outside, the property boasts a well-maintained garden with a paved patio area ideal for alfresco dining, as well as a lawn perfect for play or gardening enthusiasts.

**Council Tax:** Lewisham band D



**FURNISHED THREE BED HOUSE  
BEAUTIFULLY PRESENTED  
0.3 MI FROM HITHER GREEN  
STATION**

**NEWLY FITTED KITCHEN  
CLOSE TO MANOR HOUSE  
GARDENS  
SOUTH-EAST FACING GARDEN**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

15' 10" x 6' 4" (4.83m x 1.93m)

Pendant ceiling light, understairs storage cupboard, radiator, fitted carpet.

### Living Room

14' 3" x 13' 6" (4.34m x 4.11m)

Sash windows, plantation shutters, pendant ceiling light, fireplace, radiator, fitted carpet.

### Dining Room

12' 6" x 11' 10" (3.81m x 3.61m)

Window, pendant ceiling light, radiator, fitted carpet.

### Kitchen

9' 1" x 8' 0" (2.77m x 2.44m)

Window and door to garden, ceiling light, fitted kitchen units, sink with mixer tap and drainer, dishwasher, washing machine, oven, electric hob and extractor hood, fridge/freezer, tile flooring.

## FIRST FLOOR

### Landing

8' 11" x 7' 11" (2.72m x 2.41m)

Pendant ceiling light, access to loft, storage cupboard, fitted carpet.

### Bedroom

14' 3" x 11' 11" (4.34m x 3.63m)

Sash windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

### Bedroom

12' 6" x 11' 11" (3.81m x 3.63m)

Sash window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

9' 0" x 7' 11" (2.74m x 2.41m)

Sash window, plantation shutters, pendant ceiling light, radiator, fitted carpet.

### Bathroom

7' 11" x 6' 7" (2.41m x 2.01m)

Double-glazed windows, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, radiator, tile flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn and storage shed.



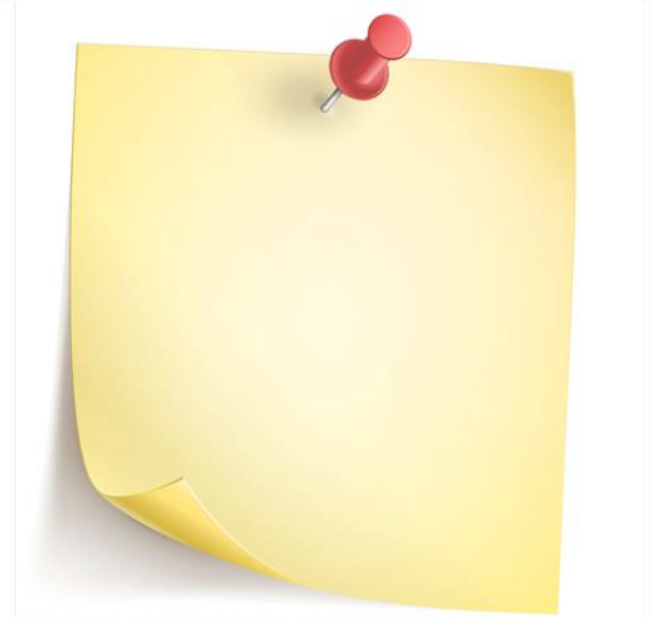
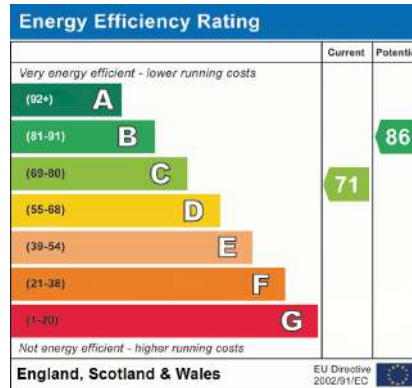
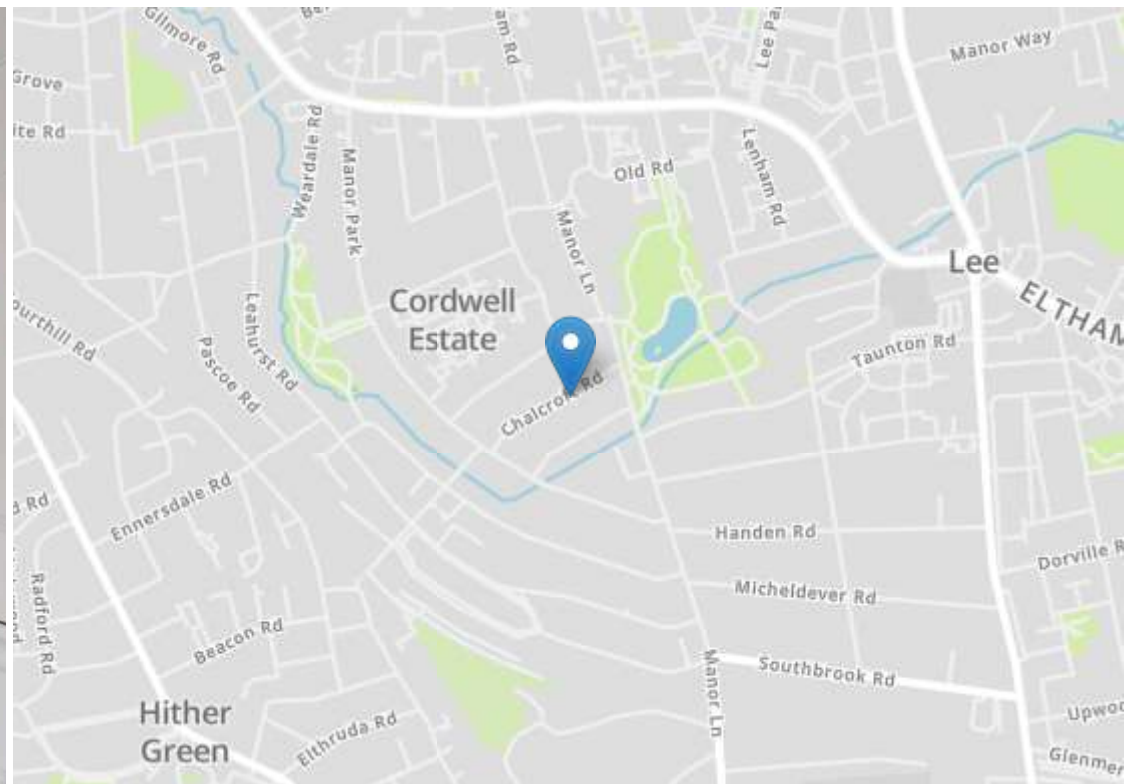
Ground Floor



First Floor







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