



**Guide Price £1,100,000 Freehold**  
4 bedroom terraced house

Kellerton Road  
Hither Green

## Read all about it...

Nestled on the picturesque Kellerton Road, renowned for its strong sense of community and charming period homes, this impressive four-bedroom terraced house seamlessly blends timeless character with modern living.

Stepping inside, you're welcomed by a light-filled, contemporary interior. The open-plan ground floor flows effortlessly, creating an inviting space ideal for both everyday living and entertaining. At the heart of the home, the bespoke kitchen boasts sleek, custom-built units and opens onto a sun-soaked dining area with views over the lush, southeast-facing garden. The reception room, with its bay windows overlooking the front of the property, features a stunning fireplace and a built-in media unit.

A cleverly designed home office has been thoughtfully incorporated into the ground floor, offering a built-in desk and utility storage for a washing machine—maximising both style and practicality.

Upstairs, a spacious landing leads to three well-proportioned bedrooms, including two generous doubles, all served by a stylish family bathroom. The top floor is dedicated to a bright and airy master suite, complete with a spacious double bedroom and a sleek, modern shower room.

Outside, the tranquil, landscaped garden provides ample space for outdoor dining, relaxation, and gardening enthusiasts.

Ideally situated, this home is just a short walk from Hither Green Station, offering fast connections to London Bridge, Charing Cross, and Cannon Street. The area is home to a fantastic selection of independent cafés, restaurants, and boutique shops, contributing to the welcoming, village-like atmosphere that makes Hither Green such a sought-after place to live.

Popular with young families, the area boasts outstanding local schools, including the highly regarded Brindishe Manor Primary School (Ofsted 'Outstanding'). Nearby, Manor House Gardens—a stunning green space just moments away—provides the perfect setting for walks, picnics, and outdoor activities.

This is a rare opportunity to own a stunning home on one of Hither Green's most desirable streets.

**FOUR BED TERRACED HOUSE  
MODERN KITCHEN & BATHROOMS  
IMMACULATE CONDITION  
CLOSE TO MANOR HOUSE GARDENS**

**LOFT & REAR EXTENDED  
LIGHT & MODERN INTERIORS  
SOUTH-EAST FACING GARDEN  
0.3MI TO HITHER GREEN STATION**



**Like what you see?**

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## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, Marmoleum flooring.

### Reception Room

4.38m x 4.02m (14' 4" x 13' 2")

Sash windows, pendant ceiling light, fireplace, built-in media unit, radiator, Marmoleum flooring.

### Kitchen

3.80m x 3.48m (12' 6" x 11' 5")

Inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, range cooker, extractor hood, plumbing for dishwasher, Marmoleum flooring.

### Dining Room

3.14m x 3.06m (10' 4" x 10' 0")

Double-glazed windows and sliding doors to garden, radiator, Marmoleum flooring.

### Office

2.72m x 2.46m (8' 11" x 8' 1")

Sash windows and door to garden, pendant ceiling light, fitted desk and cabinetry, plumbing for washing machine, radiator, Marmoleum flooring.

## FIRST FLOOR

### Bedroom

4.38m x 3.56m (14' 4" x 11' 8")

Sash windows, pendant ceiling light, radiator, wood flooring.

### Bedroom

3.80m x 3.56m (12' 6" x 11' 8")

Sash window, pendant ceiling light, built in cupboard housing boiler, radiator, wood flooring.

### Bedroom

2.74m x 2.44m (9' 0" x 8' 0")

Sash window, pendant ceiling light, radiator, fireplace, wood flooring.

### Bathroom

2.44m x 1.99m (8' 0" x 6' 6")

Sash windows, inset ceiling spotlights, bathtub with shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## SECOND FLOOR

### Bedroom

5.64m x 4.34m (18' 6" x 14' 3")

Double-glazed windows, inset ceiling spotlights, radiator, eaves storage, wood flooring.

### Shower Room

Double-glazed sash window, inset ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Raised wood decking leading to concrete patio, lawn with mature plant borders, shed to rear.



**Ground Floor**



**First Floor**



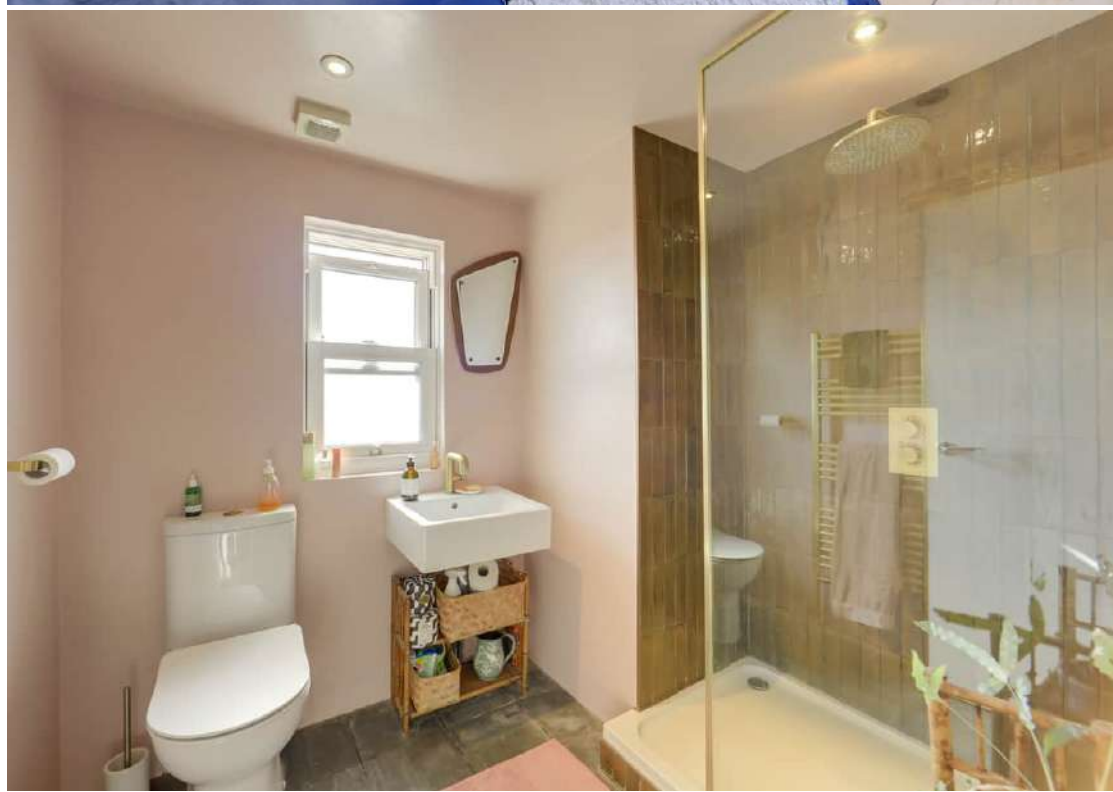
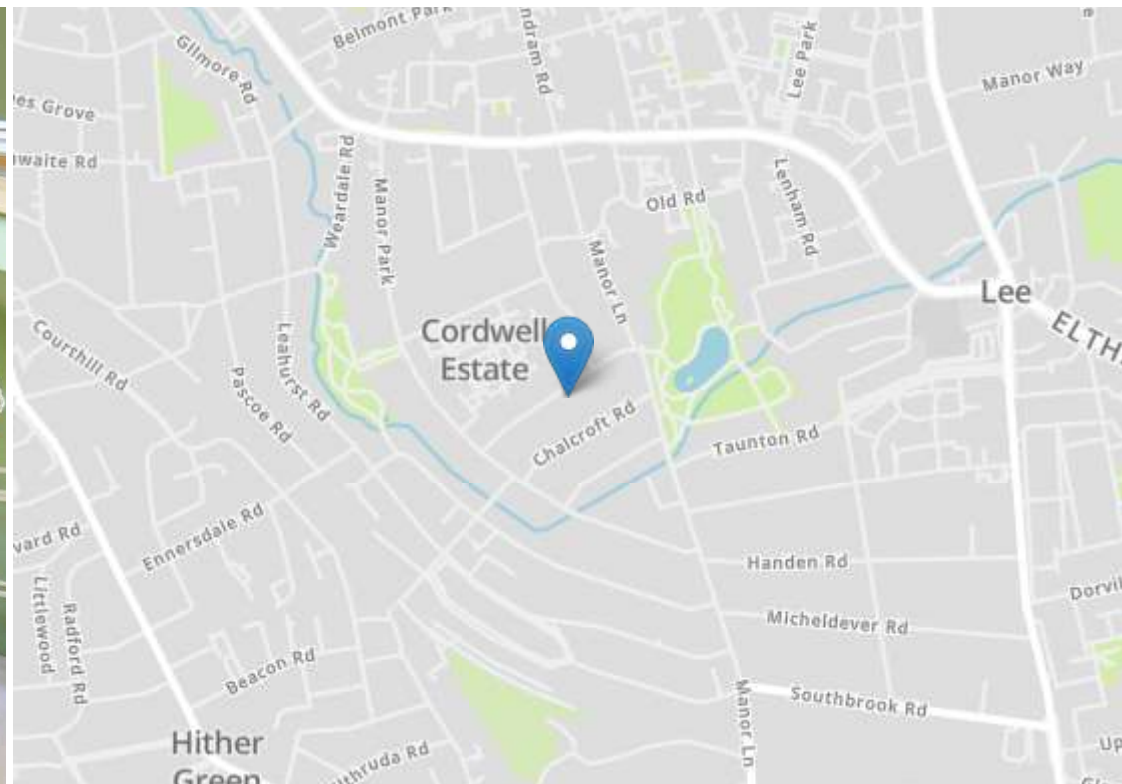
**Second Floor**

Total Area: 138.8 m<sup>2</sup> ... 1494 ft<sup>2</sup> (excluding eaves storage)

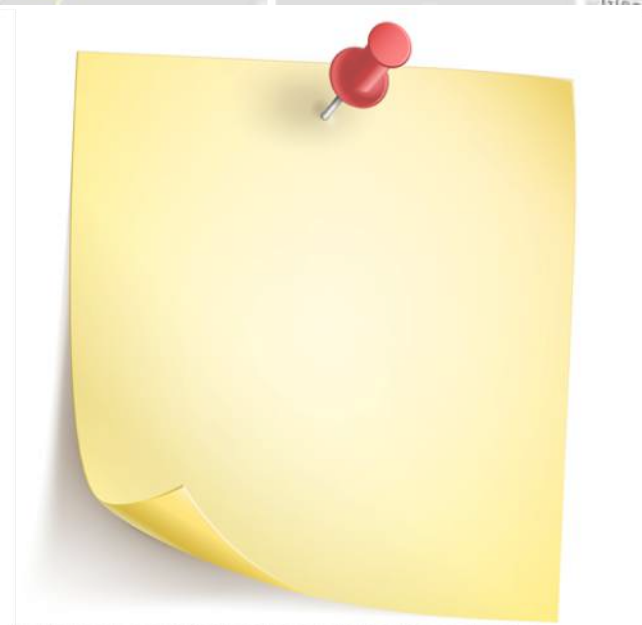
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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