



**£875,000 Freehold**  
4 bedroom terraced house

Springrice Road  
Hither Green



## Read all about it...

This beautifully presented four-bedroom family home is perfectly located on Springrice Road, in the heart of Hither Green. Situated close to highly regarded nurseries and schools, friendly local shops, cafés, and pubs, and just moments away from Hither Green Station, this property offers the ideal balance of convenience and community living.

Spanning three floors and impeccably presented throughout, the ground floor features a spacious double reception room showcasing elegant period features. A convenient downstairs WC adds practicality, while the modern extended kitchen/diner at the rear provides a bright and stylish space, featuring bi-fold doors that open a well-maintained garden, perfect for family gatherings and entertaining.

The first floor accommodates three well-proportioned bedrooms, all thoughtfully designed with built-in storage, and a contemporary family bathroom. The loft has been cleverly extended to create a light and airy master suite, offering stunning views of the city and an en-suite shower room, providing a peaceful retreat.

**Tenure:** Freehold | **Council Tax:** Lewisham Band D

**FOUR BED FAMILY HOME**  
**DOWNSTAIRS WC**  
**0.4 MI TO HITHER GREEN STATION**

**LOFT & KITCHEN EXTENDED**  
**PERIOD FEATURES**  
**GOOD LOCAL SCHOOLS**

**Like what you see?**

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to arrange a viewing or request further information







## GROUND FLOOR

### Living Room

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed bay windows, pendant ceiling light, fireplace, alcove cabinets, radiator, wood flooring.

### Lounge

11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed window, pendant ceiling light, fireplace, radiator, wood flooring.

### Kitchen

19' 10" x 10' 3" (6.05m x 3.12m)

Double glazed windows and doors to garden, ceiling spotlights, fitted kitchen units, 2.0 bowl sink with mixer tap, integrated dishwasher, washing machine, microwave and wine cooler, range cooker, extractor hood, wall radiator, wood flooring.

### WC

Double glazed window, spotlights, WC, wall-mounted washbasin, heated towel rail, wood flooring.

## FIRST FLOOR

### Bedroom

14' 11" x 11' 7" (4.55m x 3.53m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiators, fitted carpet.

### Bedroom

11' 9" x 9' 9" (3.58m x 2.97m)

Double-glazed window, ceiling light, built-in wardrobe, radiator, fitted carpet.

### Bedroom

10' 7" x 10' 0" (3.23m x 3.05m)

Double-glazed window, pendant ceiling light, built-in wardrobes, radiator, laminate wood flooring.

### Bathroom

11' 7" x 7' 3" (3.53m x 2.21m)

Double-glazed window, spotlights, bathtub with handheld shower, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## SECOND FLOOR

### Bedroom

15' 8" x 11' 11" (4.78m x 3.63m)

Double-glazed windows, roof window, spotlights, radiator, eaves storage, fitted carpet.

### Shower Room

6' 6" x 6' 4" (1.98m x 1.93m)

Roof window, ceiling spotlights, walk-in shower with overhead and handheld showers, washbasin, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn with plant borders.



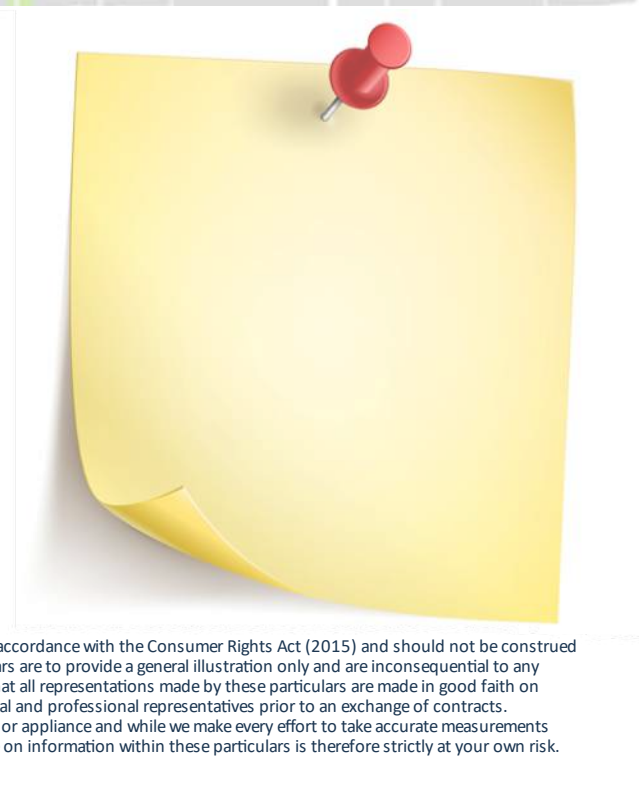
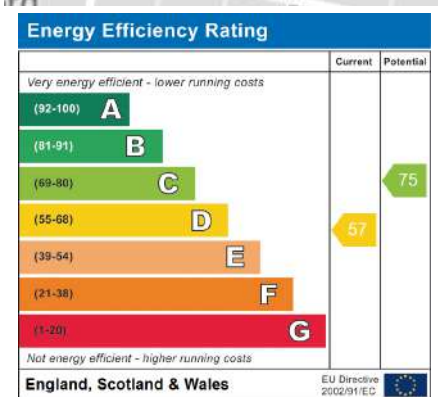
Total Area: 140.4 m<sup>2</sup> ... 1511 ft<sup>2</sup> (excluding eaves storage & garden)

All measurements are approximate and for display purposes only









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