



Stanfords

— sales & lettings —

Guide Price £650,000 Freehold
2 bedroom terraced house

Brightside Road
Hither Green

Read all about it...

Offered to the market with no onward chain, this spacious two-bedroom terraced house is located on the popular and peaceful Brightside Road in the heart of Hither Green.

Ideally positioned for excellent transport connections via nearby Hither Green Station, the property also benefits from a wide range of local amenities. Within a short walk, you'll find a GP practice, pharmacy, 24-hour Anytime Fitness gym, independent shops, supermarkets, and a variety of cafés and restaurants. Brightside Road is a friendly and welcoming street, well-loved for its strong sense of community — celebrated each year at the popular Brightside Road Street Party. Families are well served by a selection of nurseries and schools, as well as the green open spaces of Mountsfield Park just moments away.

Inside, the ground floor offers bright and flexible living space, beginning with a comfortable front reception room and a dining area to the rear that flows into a generously sized kitchen. French doors open onto a private rear garden — a lovely spot for alfresco dining or enjoying a sunny afternoon. Upstairs, the first floor comprises two well-proportioned bedrooms, a spacious shower room, and a handy utility closet. There is also access to the loft, offering additional storage space and the potential to extend, subject to planning permission — a precedent already set by neighbouring homes.

This is a fantastic opportunity to secure a well-located home with further scope to grow, in a vibrant and well-connected community.

GROUND FLOOR

Reception Room

4.02m x 3.28m (13' 2" x 10' 9")

Double-glazed bay windows, ceiling light, fireplace, radiator, wood flooring.

Dining Room

3.43m x 3.42m (11' 3" x 11' 3")

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

Kitchen

3.61m x 2.61m (11' 10" x 8' 7")

Double-glazed French doors, inset ceiling spotlights, fitted base units, sink with mixer tap and drainer, plumbing for dishwasher, oven with gas hob, extractor hood, vinyl flooring.

FIRST FLOOR

Landing

Skylight, pendant ceiling light, utility closet with plumbing for washing machine, wood flooring.

Bedroom

4.27m x 4.02m (14' 0" x 13' 2")

Double-glazed windows, pendant ceiling light, fireplace, built-in storage cupboard, radiator, wood flooring.

Bedroom

3.42m x 2.62m (11' 3" x 8' 7")

Double-glazed windows pendant ceiling light, fireplace, built-in storage cupboard, radiator, wood flooring.

Bathroom

2.76m x 2.62m (9' 1" x 8' 7")

Double-glazed window, ceiling light, walk-in shower, washbasin, WC, radiator, tile flooring.

OUTSIDE

Garden

Paved patio leading to garden with raised plant beds.



Total Area: 84.0 m² ... 905 ft²

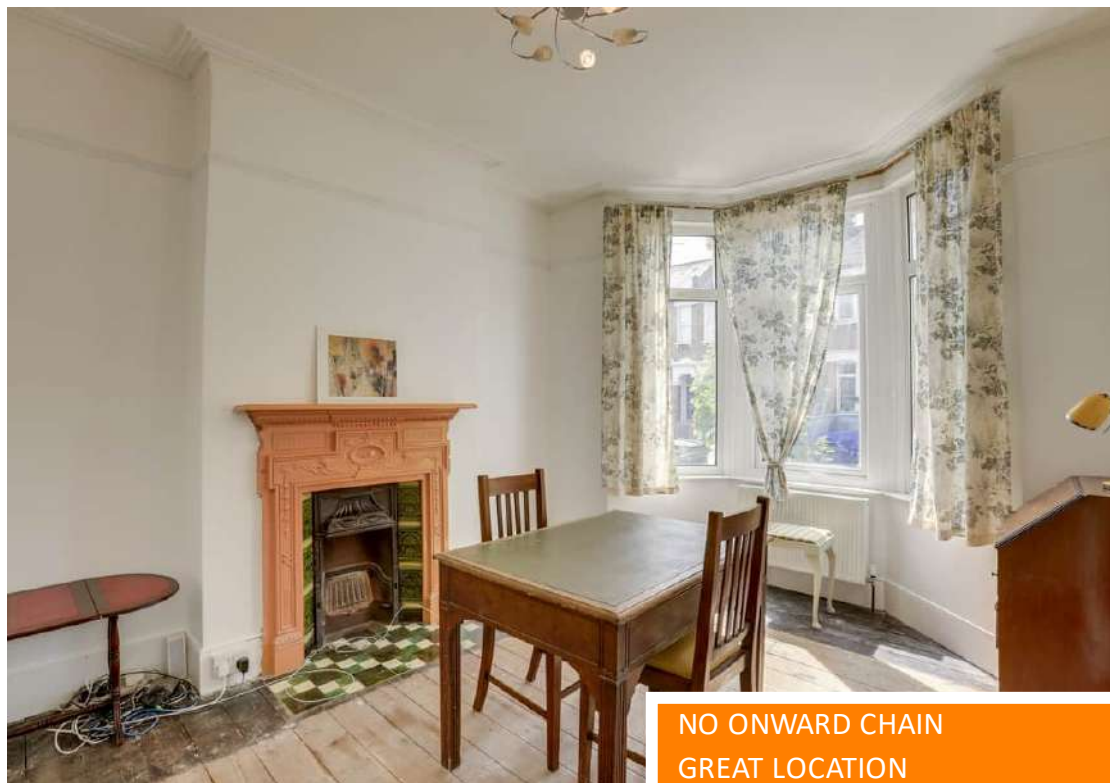
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

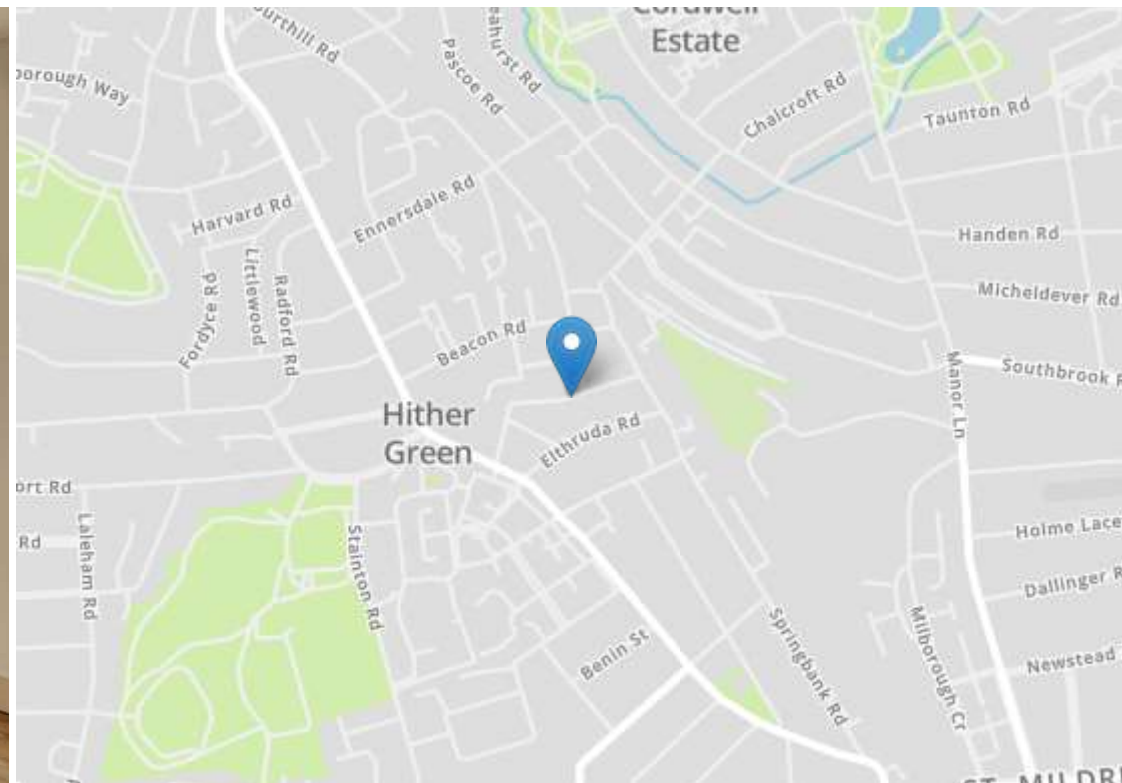
www.stanfordestates.london



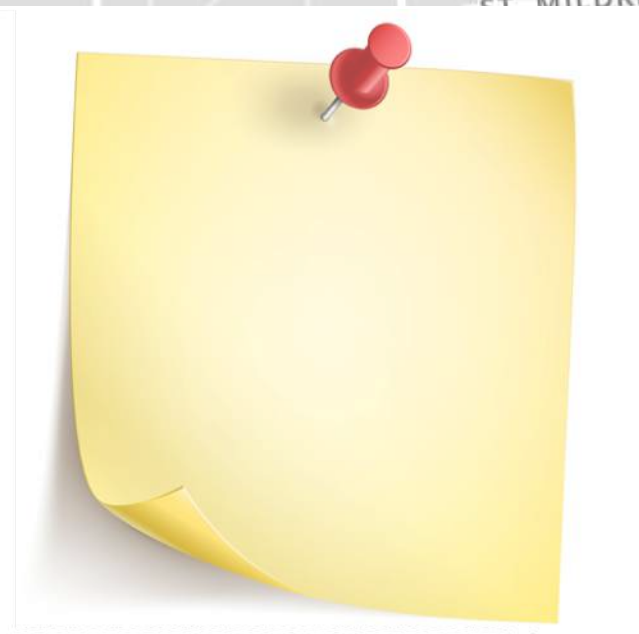
NO ONWARD CHAIN
GREAT LOCATION
0.2MI TO HITHER GREEN
STATION

TWO BED TERRACED HOUSE
POTENTIAL TO EXTEND (STPP)
CLOSE TO MOUNTSFIELD PARK
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	80
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.