



STANFORDS

Beacon Road, Hither Green

Guide Price £750,000

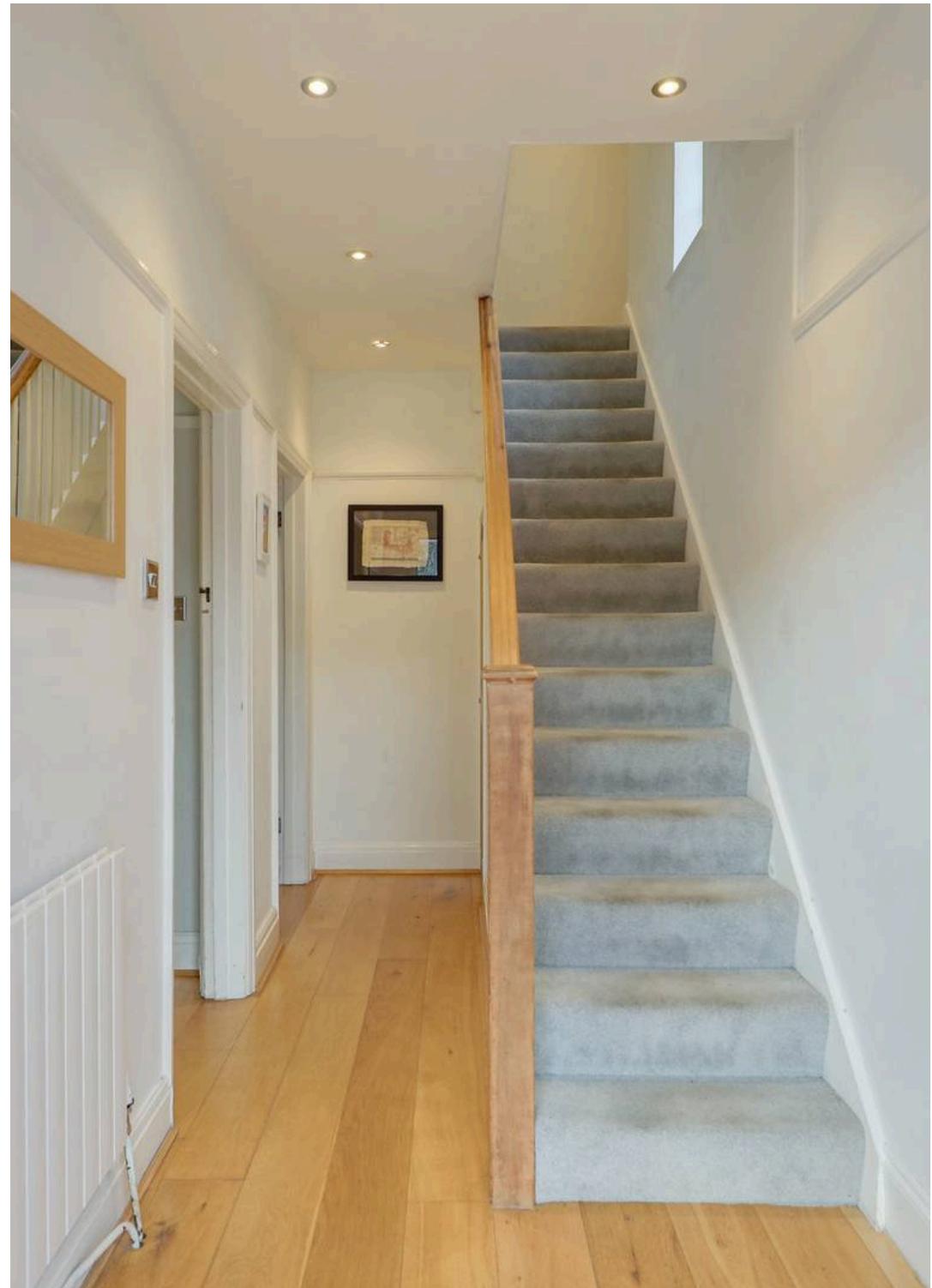
This appealing home offers a bright and well-proportioned layout that suits modern living. The property benefits from a good sense of space throughout, plenty of natural light, and a private garden, all set within a well-established residential area known for its convenience and community feel.

The ground floor is arranged in a practical and easy-to-live-in way. There is a useful study, ideal for home working or a quiet reading space, alongside a comfortable reception room for everyday relaxation. To the rear, the dining room/kitchen provides a sociable hub for the home, with space to cook, eat, and entertain. A ground-floor shower room adds welcome flexibility. Upstairs, the first floor offers three bedrooms and a family bathroom serves this floor.

The rear garden is a real bonus, offering a private outdoor space that's easy to maintain and ideal for summer evenings, gardening, or simply unwinding at the end of the day. It works well as an extension of the living space and suits a range of lifestyles.

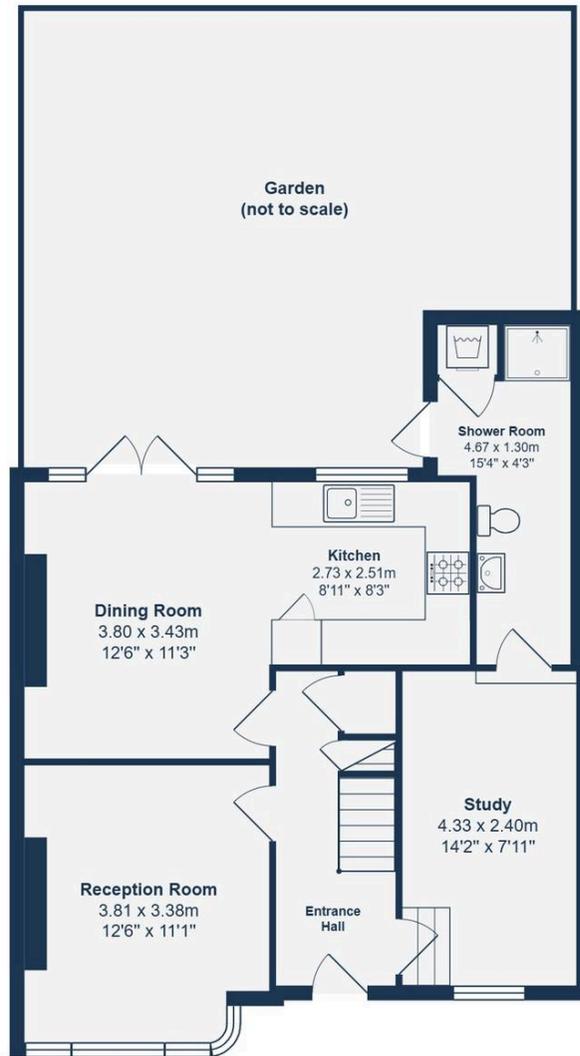
Beacon Road is well placed for local shops, schools, and everyday amenities, with nearby parks providing welcome green space. Excellent transport links are within easy reach, making this a practical option for commuters while still enjoying a strong neighbourhood atmosphere. Overall, this is a solid and versatile home that presents a great opportunity for first-time buyers, families, or anyone looking to put their own stamp on a property in a well-connected SE13 location.

- **Total Area - 1068sqft**
- **Garden Space**
- **Open Plan Kitchen/Diner**
- **3 Bedrooms**
- **2 Bathrooms**









Ground Floor



First Floor

Total Area: 99.2 m² ... 1068 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.



GROUND FLOOR

Reception Room

12' 6" x 11' 1" (3.81m x 3.38m)

Pendant light, double-glazed window, alcove space, fireplace, wood floor.

Study

14' 2" x 7' 10" (4.33m x 2.40m)

Spotlights, double-glazed window, radiator, wood floor.

Dining Room

12' 6" x 11' 3" (3.80m x 3.43m)

Pendant lights, double-glazed door and windows, alcove space, wood floor.

Kitchen

8' 11" x 8' 3" (2.73m x 2.51m)

Pendant light, double-glazed window, half tile wall, matching wall and base units, integrated fridge, gas hob and oven, extractor fan, sink with mixer tap, wood floor.

Shower Room

15' 4" x 4' 3" (4.67m x 1.30m)

Spotlights, walk-in shower with glass door and wall mounter shower head, splash back tile, ceramic sink unit with, mixer tap, toilet, wall-mounted heated towel rail, laminate floor.

FIRST FLOOR

Bedroom

6' 11" x 5' 6" (2.12m x 1.67m)

Ceiling light, double-glazed window, radiator, carpet.

Bedroom

12' 6" x 11' 1" (3.81m x 3.38m)

Pendant light, double-glazed window, fitted wardrobe and storage space, carpet.





Bedroom

12' 6" x 11' 1" (3.80m x 3.38m)

Pendant light, double-glazed window, fitted wardrobe storage, carpet.

Bathroom

8' 7" x 5' 6" (2.62m x 1.67m)

Ceiling light, half tile walls, double-glazed windows, toilet, wall-mounted sink basin with mixer tap, bath tub with glass divider and mixer tap, tile floor.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



