



STANFORDS

Murillo Road, Hither Green

Guide Price £800,000



This home offers bright, comfortable living space with a layout that suits modern life. Set within a popular residential location, it's a home that feels both welcoming and well placed.

On the ground floor, there are two reception rooms arranged in an open-plan style, creating a flexible area that works equally well for relaxing or entertaining. This space leads through to the kitchen/breakfast/dining room, which naturally becomes the hub of the home. With direct access out to the garden, it's ideal for family life and social occasions, while also offering clear scope to update or personalise to suit your taste.

Upstairs, the first floor provides three genuine double bedrooms, all well proportioned and offering plenty of flexibility for family living, guests, or home working. The bathroom is sensibly located and serves the floor well, completing a layout that is straightforward, functional, and easy to live with. Outside, the rear garden is accessed directly from the kitchen/dining area and offers a practical space for outdoor dining, children, or simply enjoying some fresh air.

Murillo Road is well placed for local shops, schools, parks, and everyday amenities, with good transport links nearby making commuting and getting around straightforward.

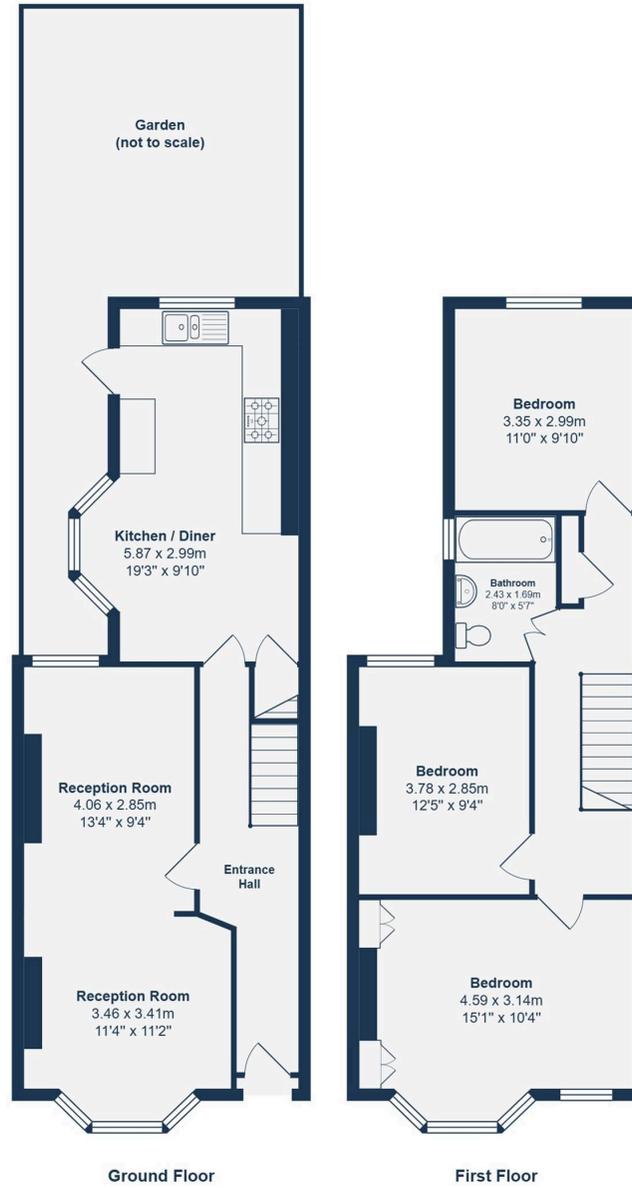
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **Two Reception Rooms**
- **Three Double Bedroom House**
- **0.5mi To Hither Green Station**
- **0.2mi To Manor House Gardens**
- **Total Area - 1110sqft**



Total Area: 103.1 m² ... 1110 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

11' 4" x 11' 2" (3.46m x 3.41m)

Pendant light, double-glazed bay window, radiator, fireplace, alcove space and shelving, wood floor.

Reception Room

13' 4" x 9' 4" (4.06m x 2.85m)

Ceiling light, double-glazed window, radiator, wood floor.

Kitchen/Breakfast Room

19' 3" x 9' 10" (5.87m x 2.99m)

Pendant light, double-glazed bay window, matching base counters and wall cupboards, fitted hob and oven, integrated dishwasher, extractor fan/hood, stainless steel sink with mixer tap, tiled floor.

FIRST FLOOR

Bedroom

15' 1" x 10' 4" (4.59m x 3.14m)

Pendant light, double-glazed window and bay window, radiators, alcove storage space, air vent, carpet.

Bedroom

12' 5" x 9' 4" (3.78m x 2.85m)

Pendant light, double-glazed window, radiator, air vent, alcove space, carpet.

Bedroom

11' 0" x 9' 10" (3.35m x 2.99m)

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

Bathroom

8' 0" x 5' 7" (2.43m x 1.69m)

Spotlighting, double-glazed window, integrated shelving cupboard, fitted sink unit with storage, ceramic basin with mixer tap, bath tub with shower head and glass divider, toilet, wood floor.





STANFORDS