



STANFORDS

Beaumont Terrace Wellmeadow Road, Hither Green

Guide Price £450,000

Offered to the market with no onward chain, this two-bedroom terraced house is an ideal opportunity for buyers seeking a home in a vibrant area with excellent transport links. Situated on Wellmeadow Road, a quiet residential street within the sought-after Corbett Estate, the property benefits from allocated off-street parking and is conveniently located just 0.3 miles from Hither Green Station, which offers frequent services to Central London. The local area features a 24-hour Anytime Fitness gym, friendly shops, and a variety of places to eat and drink, with the beautiful Mountsfield Park within easy walking distance.

Inside, the entrance hall leads to a well-equipped kitchen and a spacious lounge, offering ample room for a dining table. A handy storage cupboard adds practicality, while sliding doors open onto the sunny southwest-facing garden—perfect for outdoor relaxation. Upstairs, there are two generously sized bedrooms, both with built-in storage, along with a family bathroom and loft access for additional storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- **Chain Free**
- **Two Double Bedrooms**
- **South-West Facing Garden**
- **Ample Storage Space**
- **Allocated Off-Street Parking**
- **0.3mi To Hither Green Station**









Total Area: 65.4 m² ... 704 ft² (excluding garden)

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

Entrance Hall

9' 11" x 5' 9" (3.02m x 1.75m)

Pendant ceiling light, laminate wood flooring.

Kitchen

10' 11" x 5' 4" (3.33m x 1.63m)

Double-glazed window, ceiling light, 1.5 bowl sink with mixer tap and drainer, dishwasher, washing machine, fridge/freezer, integrated oven, gas hob and extractor hood, combi boiler, tile flooring.

Lounge

20' 7" x 11' 5" (6.27m x 3.48m)

Double-glazed sliding doors, pendant ceiling light, storage cupboard, radiator, laminate wood flooring.

FIRST FLOOR

Bedroom

11' 5" x 10' 4" (3.48m x 3.15m)

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

Bedroom

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

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

Bathroom

4' 8" x 7' 11" (1.42m x 2.41m)

Ceiling light, bathtub with shower and screen, pedestal washbasin, WC, radiator, tile flooring.



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