STANFORDS

Knowles Hill Crescent, Hither Green

Guide Price £825,000

Set over four well-arranged floors, this characterful four-bedroom home offers bright, flexible living in a convenient and well-connected location. With generous natural light, thoughtfully designed spaces, and a comfortable layout that suits both family life and working from home, With a private garden, it's a property that balances charm with everyday practicality.
The lower ground floor provides a welcoming open-plan kitchen and living area — perfect for cooking, dining, and relaxing in one sociable space — along with a modern shower room for added convenience. On the ground floor, you'll find a comfortable lounge and a good-sized bedroom that could equally serve as a study or guest room, depending on your needs.

The first floor offers two further bedrooms, both well-proportioned and full of natural light, while the second floor features a spacious bedroom, a family bathroom, and useful storage.

0.4 Miles from local shops, cafés, and green spaces, and with excellent transport links and schools nearby, the property sits within a friendly and well-established community.

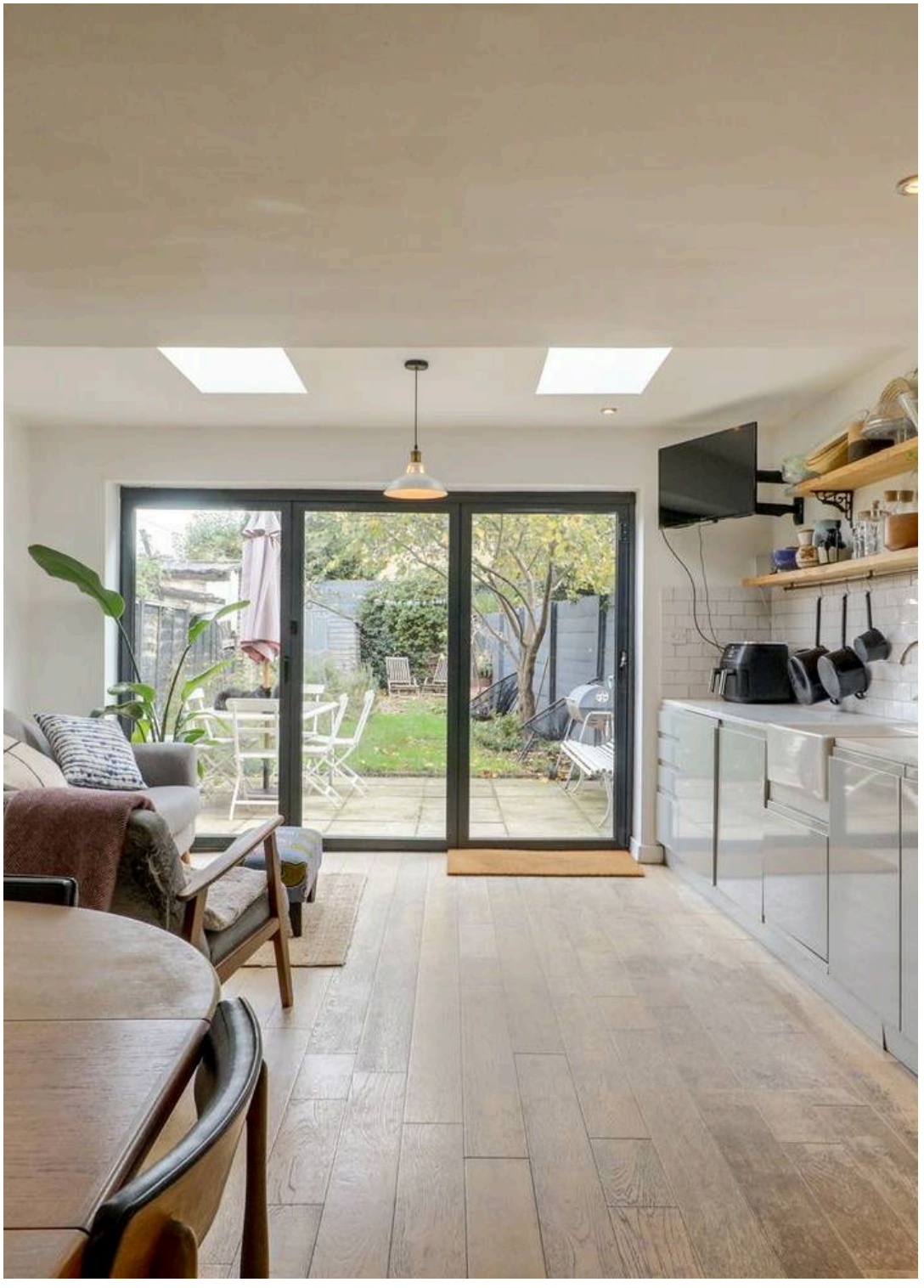
Council Tax band: C

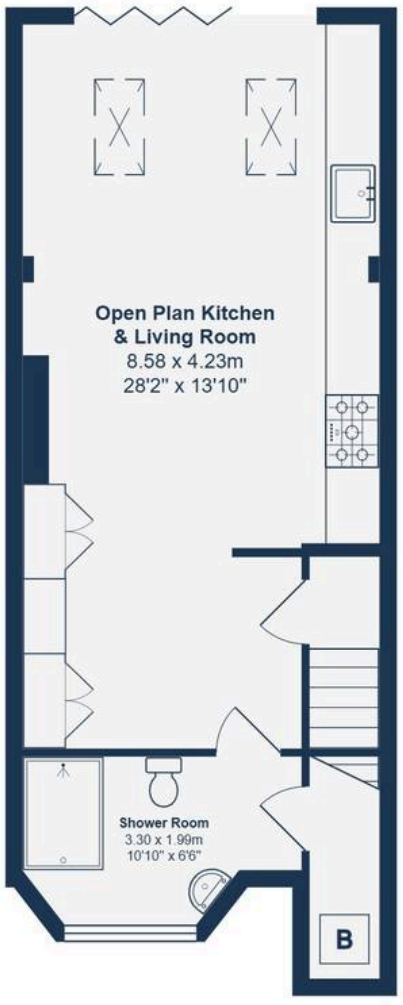
Tenure: Freehold

EPC Energy Efficiency Rating: D

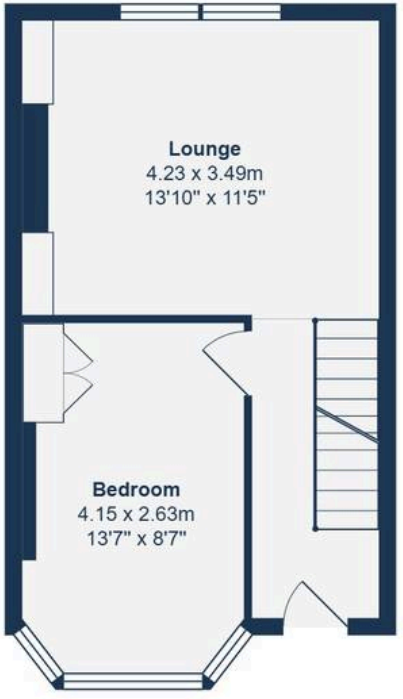
EPC Environmental Impact Rating: E

- **4 Bedrooms**
- **Open Plan Kitchen/Living Room**
- **Private Garden**
- **4 Floors**
- **Outstanding Primary School 5 min Walk**
- **Victorian Terraced House**
- **Total Area - 1,410sqft**





Lower Ground Floor



Ground Floor

First Floor

Second Floor

Total Area: 131.0 m² ... 1410 ft² (excluding eaves storage)

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.

LOWER GROUND FLOOR

Open Plan Kitchen & Living Room
28' 2" x 13' 11" (8.58m x 4.23m)
Kitchen: Spotlights, fitted counters, ceramic basin sink with mixer tap, oven/hob, extractor hood, fitted storage, shelving, radiator, wood floor. Living Room: Pendant light, skyline windows, double-glazed patio doors, original wood floor.

Shower Room
10' 10" x 6' 6" (3.30m x 1.99m)
Spotlights, double-glazed sash window, half tile walls with full tile shower wall, heated towel rack with radiator, ceramic sink with mixer tap, toilet, walk-in shower with wall mounted shower head and hand held shower head, tile floor.

GROUND FLOOR

Lounge
13' 11" x 11' 5" (4.23m x 3.49m)
Spotlights, double-glazed sash window, fitted alcove shelving, radiator, original wood floor.

Bedroom
13' 7" x 8' 8" (4.15m x 2.63m)
Spotlights, double-glazed sash bay window, fitted wardrobe, original wood floor.

FIRST FLOOR

Bedroom
11' 6" x 8' 9" (3.50m x 2.66m)
Pendant light, double-glazed sash window, radiator, alcove space, original wood floor.

Bedroom
13' 11" x 11' 5" (4.23m x 3.49m)
Spotlights, double-glazed sash windows, radiator, fitted wardrobe, original wood floor.

SECOND FLOOR

Bedroom

13' 11" x 9' 11" (4.23m x 3.02m)

Pendant light, slanted ceiling, double-glazed sash window, radiator, original wood floor.

Bathroom

9' 10" x 8' 9" (2.99m x 2.67m)

Pendant light, double-glazed sash window, fitted storage, heated towel rack, bath tub with shower head, ceramic sink basin with mixer tap, toilet, tile floor.

OUTSIDE

Garden

Access from kitchen/living room onto a patio area, perfect for outdoor dining, lawn with shed at rear.

STANFORDS