STANFORDS

Mount Pleasant Road, Hither Green

Guide Price £1,100,000

A home of quiet elegance, this rear and loft extended four-bedroom residence has been lovingly extended and renovated by the current owners, blending period charm with modern comfort. With bespoke finishes, light-filled interiors, and refined details throughout, it offers sophistication and ease in equal measure.
The ground floor flows naturally from the welcoming entrance hall to a spacious bay-fronted reception, ideal for family living or entertaining. A second reception provides versatility as a dining room, playroom, or lounge. At the heart of the home, the bright kitchen-diner impresses with high ceilings, tall windows, underfloor heating, sleek cabinetry, and a wine cooler – designed for both style and function.

Upstairs, three well-proportioned bedrooms and a stylish family bathroom (also with underfloor heating) provide comfort and flexibility. The top floor is dedicated to the private principal suite, complete with bespoke storage and a contemporary en-suite – a calm retreat.

Outside, the landscaped garden features a terrace for dining and mature planting for privacy. Situated on Mount Pleasant Road, the home is moments from Mountsfield Park, highly regarded schools and nurseries, independent shops, cafés, and excellent transport links to the City and West End.

Don't miss out – call now to book a viewing!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **Four Bed Terraced House**
- **Master with Ensuite**
- **Recently Re-decorated**
- **Loft and Kitchen Extended**
- **Chain Free**
- **Total 1697sqft**

Ground Floor

First Floor

Second Floor
Area: 26.8 m² ... 288 ft²

Total Area: 157.7 m² ... 1697 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

13' 9" x 11' 11" (4.18m x 3.62m)

Pendant light, double-glazed bay window, fitted shelving and cupboard units, fireplace, wall-mounted radiator, wood flooring.

Living Room

11' 1" x 10' 6" (3.37m x 3.21m)

Pendant light, fitted shelving unit, fireplace, wall-mounted radiator, steps down to the kitchen, wood flooring.

Kitchen/ Dining Room

23' 9" x 15' 5" (7.23m x 4.70m)

Kitchen: Pendant and spotlight fixtures, sky light windows, fitted kitchen units, integrated dishwasher, range cooker with gas hob, integrated wine cooler, double basin sink with brass mixer tap, marble finish counter tops, wall-mounted lights, wood flooring with underfloor heating.
Dining room: Spotlights, sky light windows, double-glazed patio doors, double-glazed windows, wood flooring.

FIRST FLOOR

Bedroom

16' 1" x 13' 9" (4.90m x 4.18m)

Pendant light, double-glazed bay window, radiator, fireplace, fitted wardrobe, wall-mounted bedside lights, wood flooring.

Bedroom

11' 1" x 10' 6" (3.37m x 3.21m)

Pendant light, double-glazed window, radiator, fireplace, fitted wardrobe, wood flooring.

Bathroom

12' 4" x 7' 5" (3.77m x 2.25m)

Spotlights, double-glazed sash window, wall-mounted towel radiator, walk-in shower with tiled walls, brass wall mounted shower head with matching hand-held showerhead an taps, freestanding bath tub with wall-mounted brass mixer taps, hidden cistern white toilet with tiled half wall, vanity unit with double sink, mixer taps, wall mounted lights, vinyl marble finish floor, underfloor heating.

Bedroom

11' 0" x 10' 8" (3.36m x 3.26m)

Pendant light, double-glazed window, fireplace, radiator, fitted wardrobe, wood flooring.

SECOND FLOOR

Bedroom

16' 3" x 9' 7" (4.96m x 2.91m)

Spotlights, skyline double-glazed windows, double-glazed doors leading to balcony, wall-mounted bedside lights, wall mounted radiator, fitted storage units and wardrobe, carpet flooring.

Ensuite

7' 1" x 5' 1" (2.16m x 1.55m)

Spotlight, skyline double-glazed window, half tiled walls, wall-mounted sink basin and mixer tap, wall-mounted shower head and hand held shower head with mixer tap, wall-mounted towel radiator, tiled floor.

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