



STANFORDS

Blashford Street, London

Guide Price £850,000

This spacious five-bedroom family home is arranged over three floors and offers well-proportioned living accommodation throughout, ideal for modern family living. The property also retains a number of attractive original features, adding character and charm alongside its practical layout.

The ground floor features two bright and versatile open-plan reception rooms, creating a welcoming living and entertaining space. These rooms are enhanced by period details, which complement the home's character. To the rear of the property is a generous kitchen/diner, perfect for family meals and social gatherings, with access to the private garden.

On the first floor, the property offers three bedrooms, including a well-sized principal bedroom with en-suite shower room. There are two further bedrooms and a modern family bathroom, providing comfortable accommodation for family members or guests.

The second floor comprises two additional bedrooms, including bedroom four with its own en-suite and a skylight window, allowing plenty of natural light. The fifth bedroom offers flexibility for use as a guest room, home office, or nursery.

Externally, the property benefits from a private garden, providing an ideal outdoor space for relaxing, entertaining, or family activities.

The property is conveniently located approximately 0.6 miles from Hither Green Station, providing excellent transport links, and is close to a range of local shops, cafes and a number of highly rated primary schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- **5 Bedroom Terraced House**
- **Open Plan Kitchen/Diner**
- **Two Open Plan Reception Rooms**
- **Modern Interior Throughout**
- **Total Area - 1442sqft**









GROUND FLOOR

Reception Room

12' 9" x 11' 5" (3.89m x 3.48m)

Wall lights, window with shutters, radiator, fireplace, wood floor.

2nd Reception Room

10' 11" x 9' 8" (3.33m x 2.94m)

Pendant light, window, wood floor.

Kitchen/Diner

3' 1" x 10' 0" (0.94m x 3.05m)

Spotlighting and pendant lighting, tiled walls, matching base and wall units, sink with mixer tap, shelving and storage, radiator, hob and oven, tiled floor.

FIRST FLOOR

Bedroom 1

14' 9" x 12' 9" (4.50m x 3.89m)

Pendant light, windows with shutters, built-in wardrobe storage, carpet.

Ensuite

5' 9" x 4' 11" (1.76m x 1.49m)

Spotlights, sink with mixer tap, toilet, walk-in shower with tiled walls, electric towel rail, tiled flooring.

Bedroom 2

10' 11" x 9' 8" (3.33m x 2.94m)

Pendant light, window, fitted wardrobe storage, carpet.

Bathroom

8' 11" x 7' 1" (2.72m x 2.15m)

Spotlighting, window, unit with sink basin and mixer tap, splashback tile, toilet, bathtub with wall-mounted showerhead and mixer taps, tiled wall, tiled floor.





Total Area: 134.0 m² ... 1442 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.



Bedroom 3

12' 1" x 10' 0" (3.68m x 3.06m)

Pendant light, window, fitted wardrobe storage, carpet.

SECOND FLOOR

Bedroom 4

14' 5" x 9' 7" (4.40m x 2.91m)

Spotlighting, window, skylight, radiator, alcove space, carpet.

Ensuite

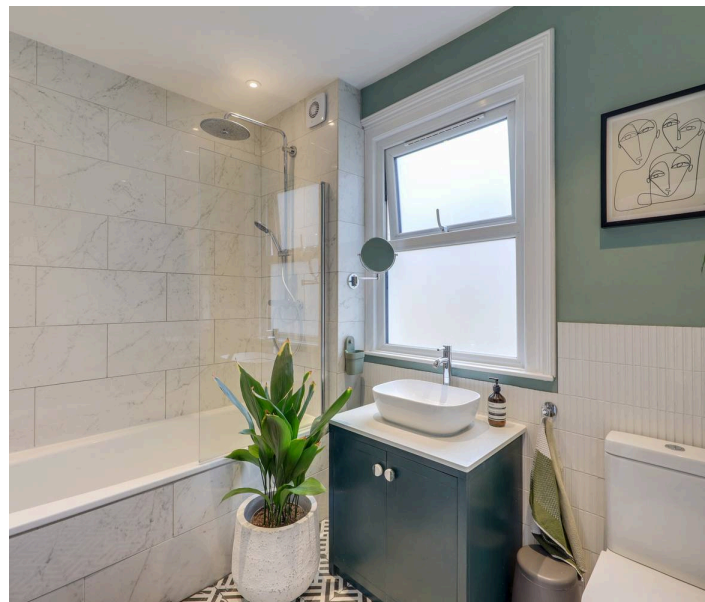
7' 7" x 5' 1" (2.31m x 1.55m)

Lighting, skylight window, sink with splashback tile, toilet, wall-mounted heated towel rail, shower, tile floor.

Bedroom 5

9' 7" x 9' 6" (2.92m x 2.89m)

Spotlighting, window, radiator, carpet.







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