



STANFORDS

George Lane, Hither Green

Guide Price £800,000

A delightful three-bedroom family house with bright, airy rooms arranged over two floors, offering spacious and comfortable living designed for everyday life. On the ground floor, a generous reception room provides a welcoming space for relaxing and entertaining. To the rear, a well-proportioned kitchen/diner creates the perfect setting for family meals and social gatherings, with direct access to a private garden — ideal for outdoor dining, children’s play, or simply unwinding in your own private space. A convenient ground floor WC adds practicality to daily living.

Upstairs, the first floor comprises three well-sized double bedrooms, each offering plenty of natural light and flexibility for family members, guests, or home working. A family bathroom completes the upper level.

Ideally located just 0.5 miles from Hither Green railway station and only 0.2 miles from Mountsfield Park, the property benefits from excellent transport links alongside beautiful open green space right on your doorstep.

Combining comfortable interiors with private outdoor space, this lovely home is perfectly suited to growing families, first-time buyers, or investors alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

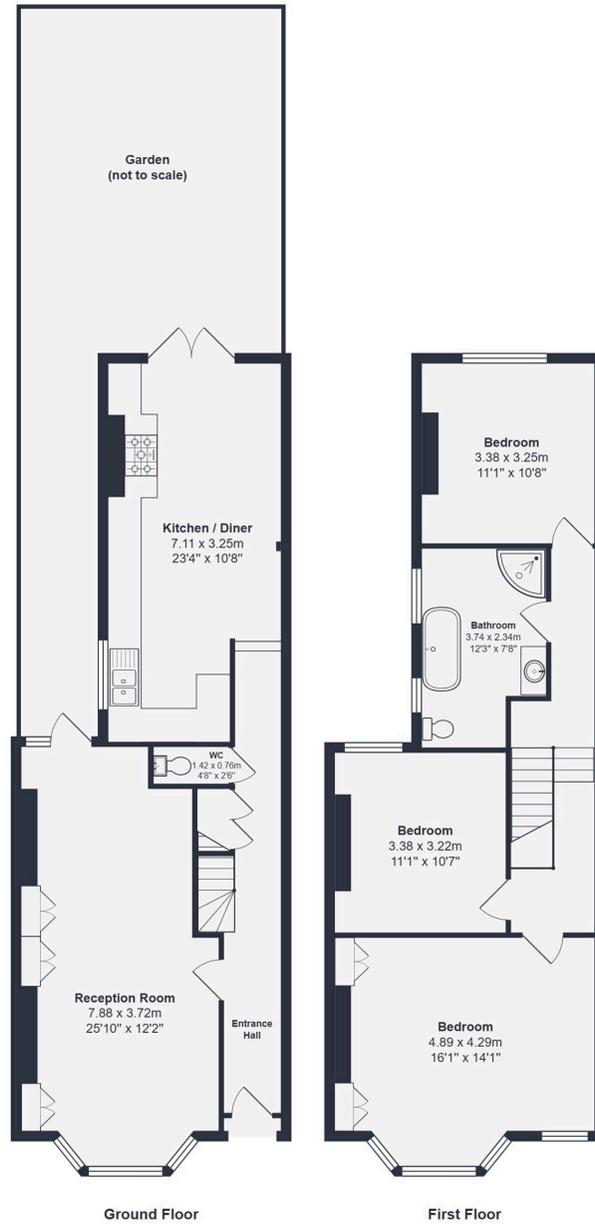
EPC Environmental Impact Rating:

- **Three Double Bedrooms**
- **Close to Mountsfield Park**
- **Light & Modern Interiors**
- **Kitchen/Diner**
- **Total Area - 1292sqft**









Total Area: 120.0 m² ... 1292 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

25' 10" x 12' 2" (7.88m x 3.72m)

Pendant light, bay window, fireplace, built in shelving and storage cupboards, radiators, window door leading to garden, wood floor.

WC

4' 8" x 2' 6" (1.42m x 0.76m)

Ceiling light, 2-in-1 toilet and sink basin with mixer tap, matching tiled wall to tiled floor.

Kitchen/Diner

23' 4" x 10' 8" (7.11m x 3.25m)

Spotlighting, window door opening to the garden, matching base and wall unit cupboards, oven and hob, sink with mixer tap, integrated dishwasher, washing machine and dryer, radiator, wood floor.

FIRST FLOOR

Bedroom

16' 1" x 14' 1" (4.89m x 4.29m)

Pendant light, bay window, built-in wardrobe storage space, radiator, carpet.



Bedroom

11' 1" x 10' 7" (3.38m x 3.22m)

Ceiling light, window, radiator, carpet.

Bedroom

11' 1" x 10' 8" (3.38m x 3.25m)

Pendant light, window, radiator, carpet.



Bathroom

12' 3" x 7' 8" (3.74m x 2.34m)

Spotlighting, windows, wall-mounted radiator, toilet, cupboard unit with sink basin and mixer tap, bath tub with mixer taps, walk-in shower with tiled walls, heated towel radiator, wood floor.



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