



STANFORDS

Mount Pleasant Road, Hither Green

Guide Price £750,000

Charming cottage feel in a vibrant, well-connected location, this delightful end-of-terrace house offers a perfect blend of character and modern convenience. The ground floor features a spacious reception room with a beautiful sash bay window and bespoke shelving, creating a warm and inviting living space. To the rear, a stylish kitchen/diner provides ample storage and sleek cabinetry, complete with an integrated appliances, ideal for both everyday living and entertaining.

Upstairs, the first floor comprises a generous double bedroom, alongside two additional well-proportioned bedrooms, perfect for family living, guests, or a home office. The hallway also benefits from a practical storage cupboard with plumbing for a washing machine, while a contemporary shower room completes this floor. The property also benefits from double-glazed windows throughout.

Externally, the property enjoys a private rear garden, offering a pleasant outdoor space for relaxing, entertaining, or everyday use.

Ideally located just 0.6 miles from Hither Green Station and within easy reach of Catford and Lewisham stations, the home is also well served by a range of bus routes nearby, providing convenient connections into Central London. The surrounding area offers a wide selection of shops, supermarkets, and exciting places to eat and drink. Green spaces are close by, with Lewisham Park and Mountsfield Park both within easy reach—perfect for those seeking a balance of connectivity and outdoor living.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- **Private Garden**
- **End Of Terrace Home**
- **No Onward Chain**
- **Freehold**
- **0.6mi To Hither Green Station**









GROUND FLOOR

Entrance Hall

Reception Room

18' 9" x 11' 5" (5.71m x 3.49m)

Pendant light, bay window, alcove space with fitted shelving, radiator, carpet.

Kitchen/Diner

19' 0" x 14' 2" (5.79m x 4.32m)

Dimmable spotlights, matching base and wall units, integrated dishwasher, oven, gas hob and fridge/freezer, fitted cupboards with ample storage, shelving, sink with mixer tap, radiator, window, wood floor.

WC

Pendant light, window, toilet, sink with mixer taps, splashback tile, tiled flooring.

FIRST FLOOR

Hallway

Cupboard with plumbing for a washing machine.

Bedroom

13' 3" x 11' 8" (4.03m x 3.56m)

Pendant light, bay window, alcove space with fitted shelving, carpet.

Bedroom

11' 5" x 6' 8" (3.49m x 2.02m)

Pendant light, window, carpet.

Bedroom

9' 9" x 8' 11" (2.97m x 2.71m)

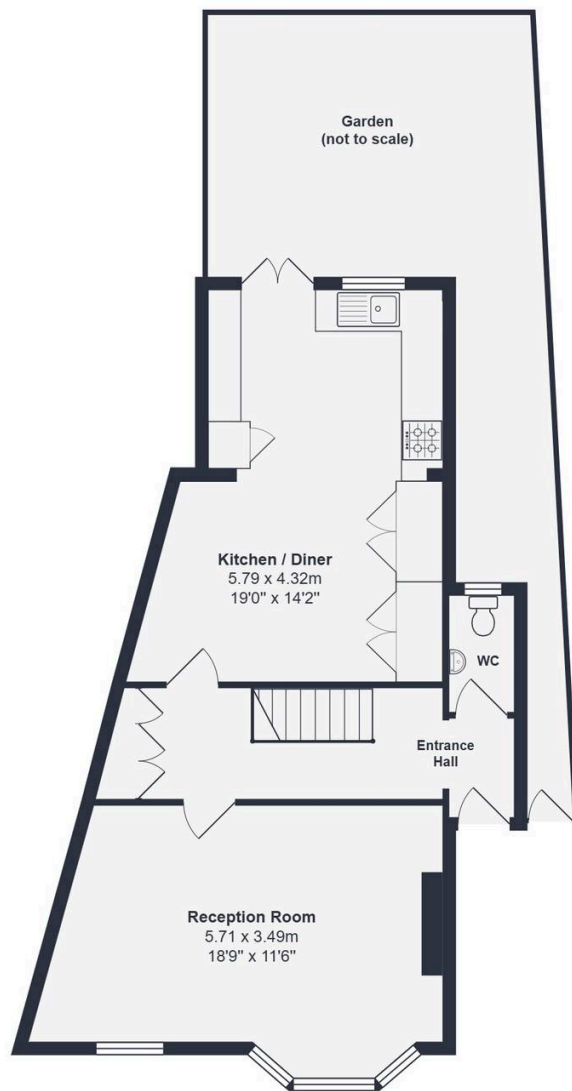
Pendant light, window, radiator, shelving, carpet.

Shower Room

9' 9" x 4' 10" (2.97m x 1.48m)

Ceiling light, window, toilet, sink basin with mixer tap, shower with glass door and tiled walls, wall-mounted heated towel rail, tiled flooring.





Ground Floor



First Floor

Total Area: 98.0 m² ... 1055 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.



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