



STANFORDS

Fordyce Road, Hither Green

Guide Price £425,000

A well-presented and versatile ground floor flat offering comfortable living space along with the added benefit of a private garden. The property provides a practical layout that can easily adapt to suit a range of lifestyles and needs. At the front of the property is a generous bedroom, benefiting from good natural light and providing a bright and comfortable space. Moving through the property, there is a reception room currently arranged as a dining room, creating a pleasant area for meals and entertaining, while still offering flexibility to be used as a traditional lounge if preferred.

The property also includes a shower room and a separate kitchen, providing functional and convenient spaces for everyday living.

To the rear of the property is a second bedroom, which is currently being used as an additional reception/lounge room, further demonstrating the flexibility of the accommodation. This room could easily serve as a bedroom, home office, guest room, or a secondary living area depending on individual requirements.

Externally, the property benefits from a private garden, offering a valuable outdoor space that is ideal for relaxing, gardening, or enjoying the warmer months.

Conveniently located approximately **0.5 miles from Hither Green Station**, the property offers excellent transport links into Central London, making it well suited for commuters.

Council Tax band: B

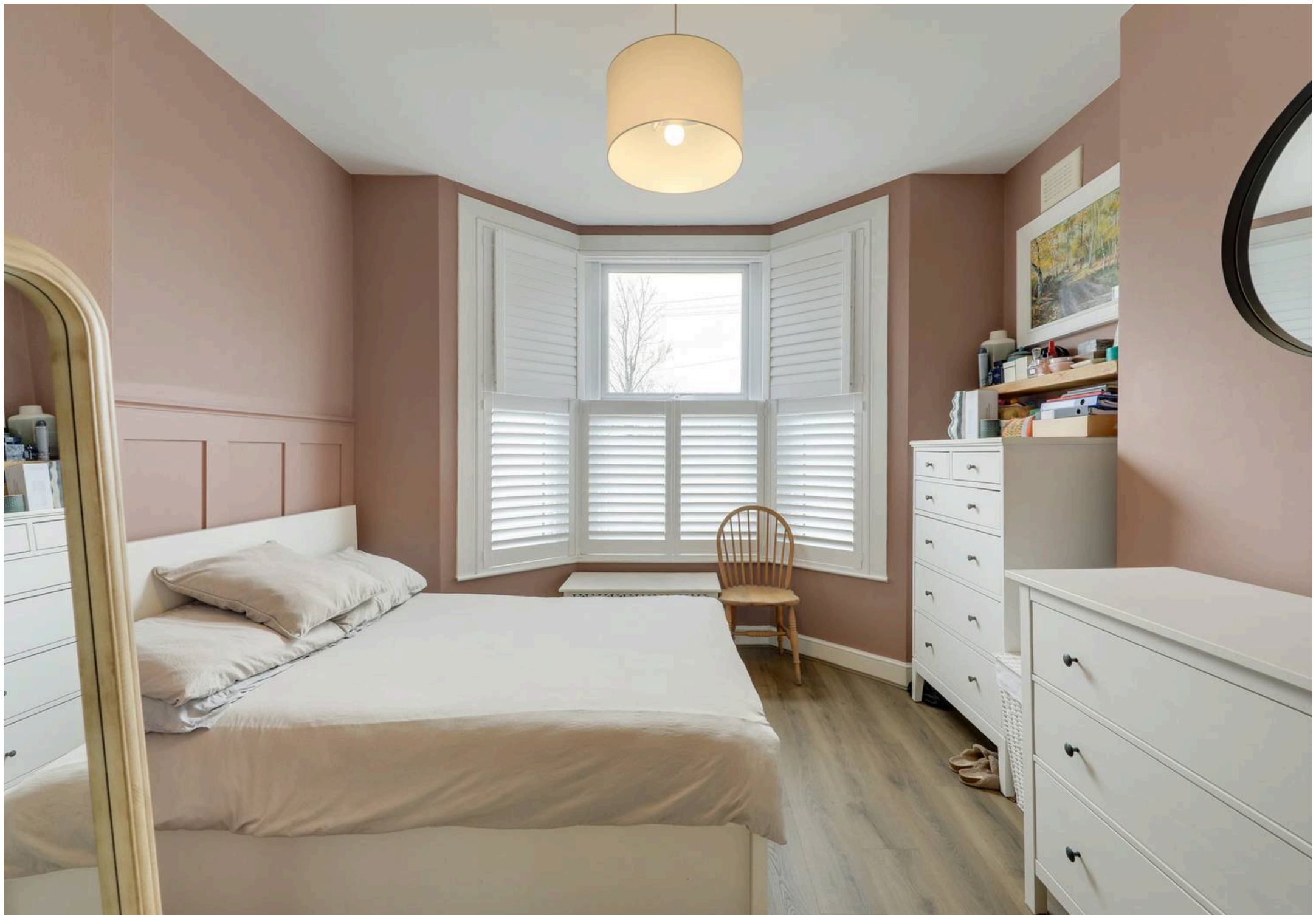
Tenure: Share of Freehold

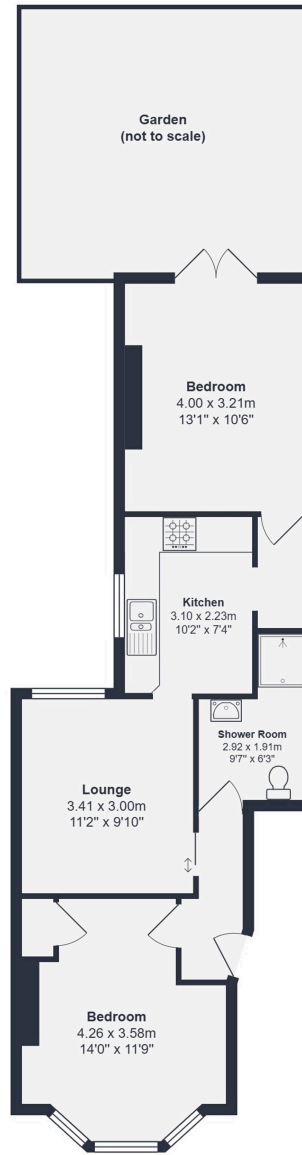
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- **Ground Floor Flat**
- **Private Garden**
- **Total Area - 576sqft**







Ground Floor

Total Area: 53.5 m² ... 576 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

Bedroom

14' 0" x 11' 9" (4.26m x 3.58m)

Pendant light, bay window with fitted shutters, radiator, wood floor.

Lounge

11' 2" x 9' 10" (3.41m x 3.00m)

Pendant light, window, radiator, wood floor.

Shower Room

9' 7" x 6' 3" (2.92m x 1.91m)

Pendant light, heated towel rail, shower with mixer tap, toilet, sink unit with mixer tap and storage, tile floor.

Kitchen

10' 2" x 7' 4" (3.10m x 2.23m)

Pendant light, window, matching base and wall units, oven and hob, sink with mixer tap, wood floor.

Bedroom

13' 1" x 10' 6" (4.00m x 3.21m)

Pendant light, doors leading to the garden, alcove space, storage, wood floor.



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