



P Resident permit holders only Mon - Fri 10 am - Noon

STANFORDS

Pascoe Road, Hither Green

Guide Price £750,000

This spacious and versatile three-bedroom home offers bright, modern interiors arranged across three well-designed floors, making it an ideal choice for contemporary family living.

Stepping inside, the ground floor forms the heart of the home, featuring a light-filled open-plan living room and kitchen. Fitted with sleek modern units, the space offers plenty of room for both lounging and dining, creating the perfect setting for everyday life and entertaining alike.

Upstairs, the property boasts three bedrooms, two of which are generous doubles benefitting from built-in storage, alongside a stylish modern family bathroom.

The lower ground floor is a particularly impressive addition, providing a spacious second reception room with sliding doors opening directly onto the rear patio and large garden beyond. This floor also benefits from a large hallway offering excellent storage space, as well as a convenient WC/utility room.

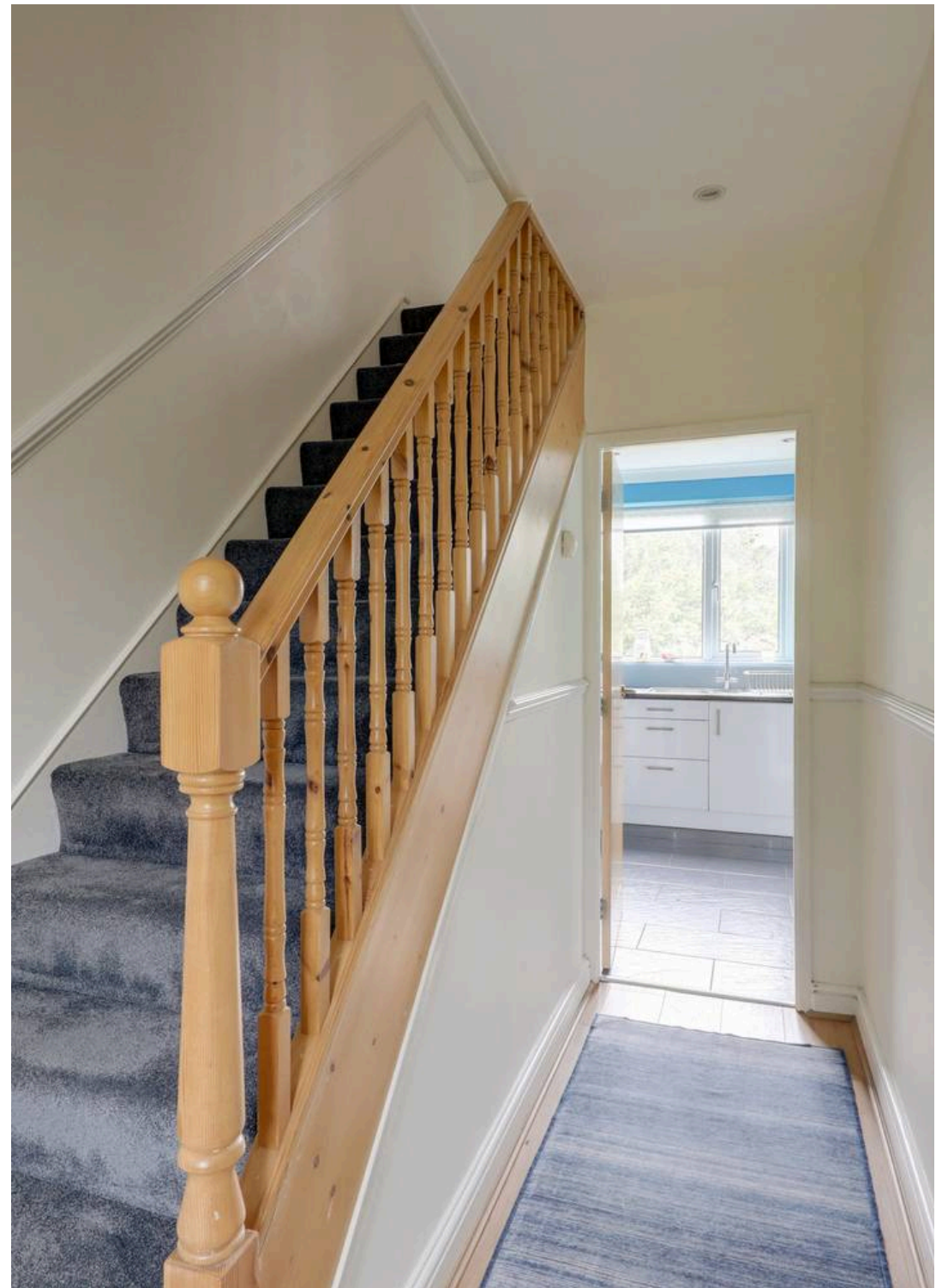
Situated on Pascoe Road, a quiet residential street, the property is ideally located for excellent transport links, with Hither Green Station offering fast and frequent services into Central London, while Lewisham Station and DLR are also within easy reach. The area is particularly popular with families thanks to its highly regarded schools, vibrant selection of independent cafés, shops, and restaurants, and nearby green spaces including Manor House Gardens and Mountsfield Park.

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

- **Spacious Three Bedroom Home**
- **Arranged Over Three Floors**
- **Versatile Accommodation**
- **Open Plan Living Space**
- **Close to Manor Park**
- **0.5mi to Hither Green Station**







## GROUND FLOOR

### Reception Room

13' 9" x 11' 5" (4.20m x 3.48m)

Double-glazed windows, fitted shutters, ceiling and wall-mounted lights, radiator, wood flooring.

### Kitchen

17' 10" x 9' 10" (5.44m x 3.00m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, oven and gas hob, extractor hood, radiators, tile flooring.

### Entrance Hall

Porch, inset ceiling spotlights, wood flooring.

## FIRST FLOOR

### Bedroom

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

Double-glazed window, fitted shutters, inset ceiling spotlights, built-in storage, radiator, fitted carpet.

### Bedroom

9' 11" x 9' 3" (3.02m x 2.81m)

Double-glazed window, fitted shutters, inset ceiling spotlights, built-in storage, radiator, wood flooring.

### Bedroom

9' 1" x 7' 6" (2.76m x 2.28m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Landing

Loft access, inset ceiling spotlights, radiator, fitted carpet.





### **Bathroom**

7' 7" x 5' 6" (2.32m x 1.68m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### **LOWER GROUND FLOOR**

#### **Reception Room**

22' 7" x 10' 10" (6.88m x 3.29m)

Double-glazed sliding doors to patio, inset ceiling spotlights, radiator, fitted carpet.

#### **Hallway**

18' 3" x 5' 7" (5.55m x 1.70m)

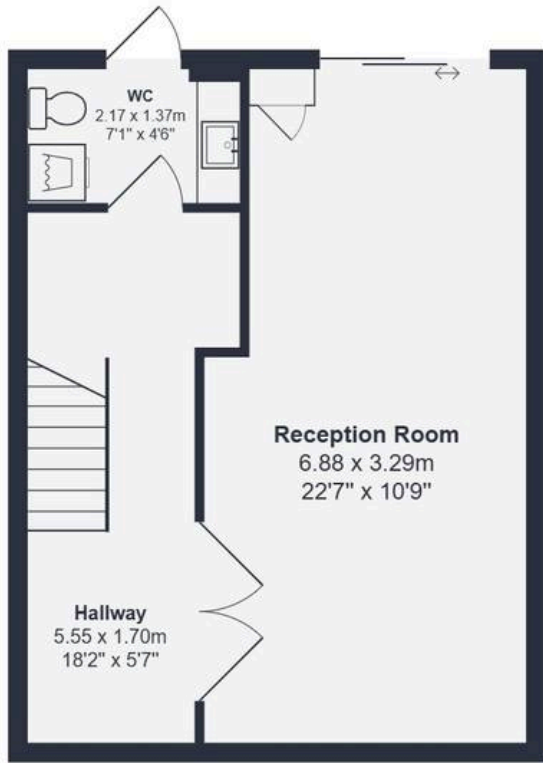
Inset ceiling spotlights, radiator, tile flooring.

#### **WC**

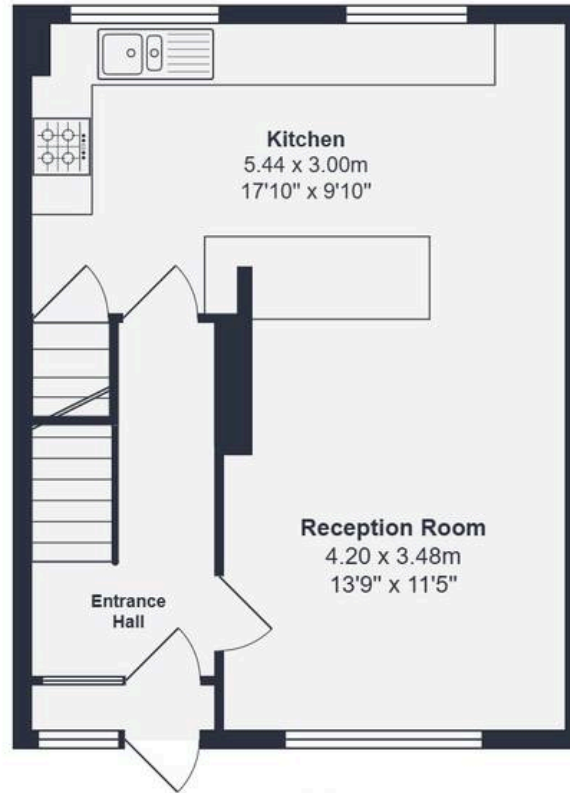
7' 1" x 4' 6" (2.17m x 1.37m)

Door to patio, inset ceiling spotlight, washbasin on vanity unit, WC, plumbing for washing machine, tile flooring.

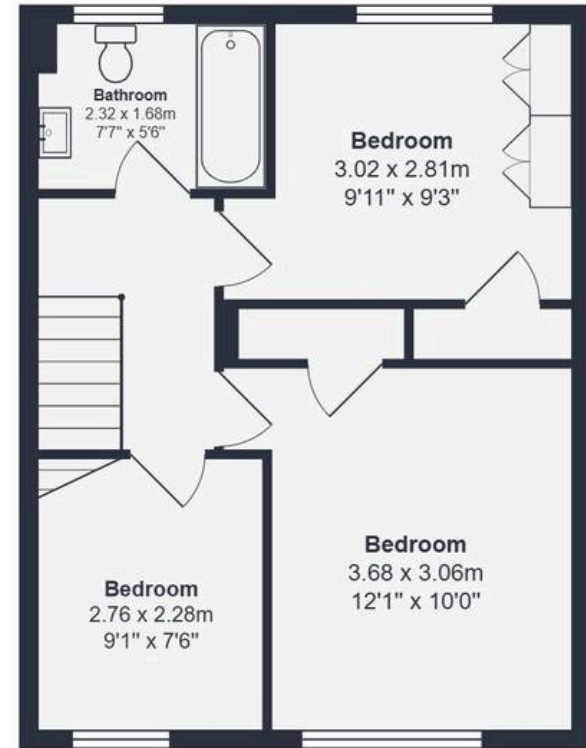




Lower Ground Floor



Ground Floor



First Floor

Total Area: 113.3 m<sup>2</sup> ... 1220 ft<sup>2</sup>

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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