



STANFORDS

Radford Road, Hither Green

Guide Price £850,000



Offered to the market with no onward chain, this immaculately presented three-bedroom family home offers spacious and versatile accommodation, beautifully blending period charm with light and modern interiors throughout.

Stepping inside, the welcoming entrance hall showcases ornate period detailing and hardwood flooring, which flows seamlessly into the elegant double reception room. Filled with natural light from dual-aspect windows and centred around a charming feature fireplace, this inviting space is thoughtfully divided by large French doors, allowing it to function as either one expansive living area or two separate reception rooms.

To the rear, the spacious kitchen diner overlooks the lovingly maintained garden, enjoying leafy views across the lawn and direct access to a side patio. Fitted with sleek contemporary units, integrated appliances, and ample space for dining, it provides the perfect setting for family meals and entertaining alike. A handy guest WC completes the ground floor.

Upstairs, the first floor hosts three generously sized double bedrooms alongside a sleek and stylish family bathroom. The bright landing continues up to a versatile loft room, currently used as a home office and guest space, offering excellent additional flexibility.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- **No Onward Chain**
- **Three Double Bedrooms**
- **Double Reception Room**
- **Spacious Kitchen/Diner**
- **Versatile Loft Room**
- **0.4mi to Hither Green Station**





GROUND FLOOR

Entrance Hall

Pendant ceiling lights, understairs storage cupboard, column radiator, wood flooring.

Reception Room

13' 8" x 13' 3" (4.17m x 4.04m)

Double-glazed windows, pendant ceiling light, fireplace, alcove shelving, column radiator, wood flooring.

Reception Room

12' 3" x 11' 7" (3.74m x 3.53m)

French doors to garden, pendant ceiling light, column radiator, wood flooring.

Kitchen & Dining Room

22' 2" x 9' 1" (6.75m x 2.77m)

Double-glazed windows, door to garden, pendant ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, oven, gas hob and extractor hood, column radiator, wood flooring.

WC

4' 3" x 2' 4" (1.29m x 0.70m)

Wall-mounted light, washbasin, WC.

FIRST FLOOR

Bedroom

18' 0" x 13' 8" (5.48m x 4.17m)

Double-glazed windows, pendant ceiling light, fireplace, radiator, fitted carpet.



Bedroom

12' 3" x 11' 7" (3.73m x 3.53m)

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

Bedroom

12' 7" x 9' 1" (3.83m x 2.77m)

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

Bathroom

8' 8" x 5' 11" (2.65m x 1.81m)

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

Landing

Skylight, pendant ceiling lights, wood flooring.

LOFT**Loft Room**

18' 0" x 10' 6" (5.48m x 3.19m)

Double-glazed roof windows, pendant ceiling lights, access to eaves storage, fitted carpet.





Total Area: 136.6 m² ... 1471 ft² (excluding eaves storage)

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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