



STANFORDS

Springbank Road, Hither Green

Guide Price £425,000



Offered to the market with no onward chain, this light and spacious three-bedroom first-floor maisonette benefits from its own private entrance and a private rear terrace with a tranquil leafy outlook.

The ground floor entrance hall provides useful space for coats and shoes, while upstairs the property offers well-proportioned accommodation throughout, alongside access to a spacious loft providing excellent additional storage. The spacious reception room is bright and inviting, and the modern kitchen is well appointed and opens directly onto the private terrace, creating the perfect spot for relaxing or alfresco dining. There are three bedrooms, including two good-sized doubles, alongside a contemporary bathroom featuring both a separate walk-in shower and bathtub.

Situated on Springbank Road, the property is ideally located just a short walk from **Hither Green Station**, offering fast and frequent services into Central London, while a fantastic range of local shops, cafés, and amenities are all within easy reach.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- First Floor Maisonette
- Private Terrace
- 0.4 mi To Hither Green Station
- Close To Local Amenities
- Total Area - 763sqft





FIRST FLOOR

Hallway

Skylight, pendant ceiling lights, storage cupboard, fitted carpet.

Reception Room

14' 7" x 11' 2" (4.45m x 3.41m)

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

Kitchen

11' 9" x 6' 11" (3.59m x 2.12m)

Double-glazed window and door to terrace, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven and hob, extractor hood, tile flooring.

Bedroom

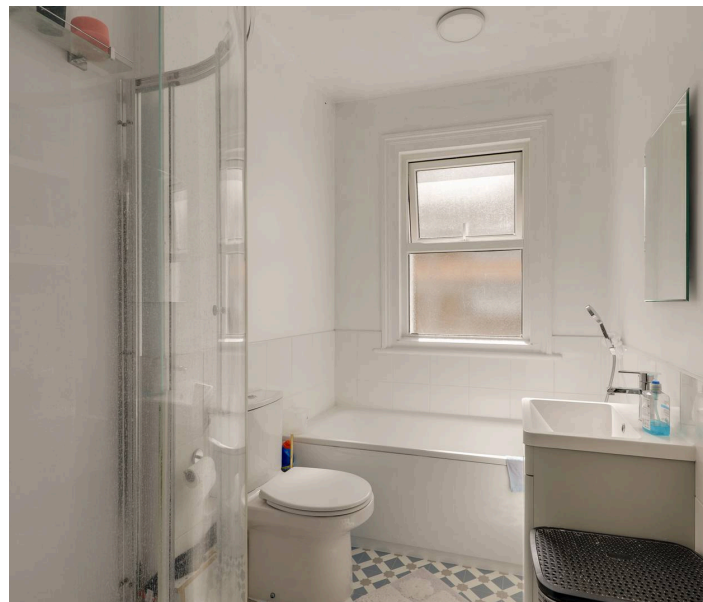
12' 1" x 11' 2" (3.68m x 3.41m)

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

Bedroom

10' 2" x 8' 6" (3.09m x 2.60m)

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



Bedroom

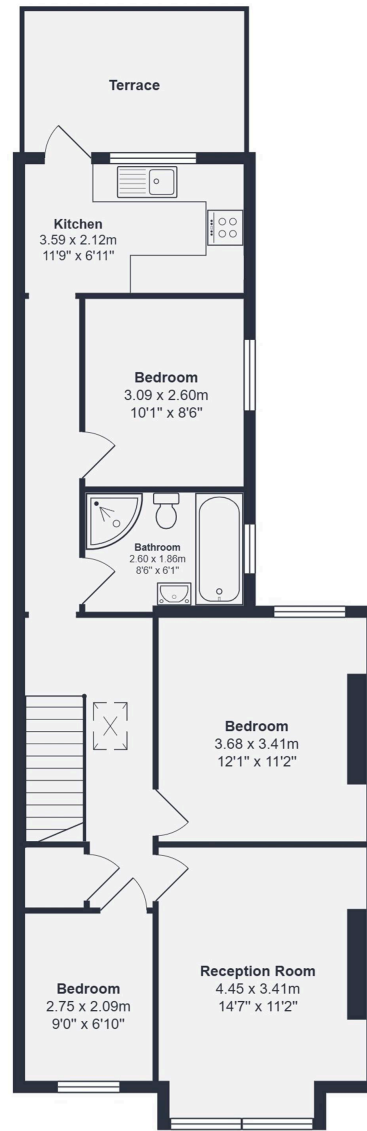
9' 0" x 6' 10" (2.75m x 2.09m)

Double-glazed window, pendant ceiling light, radiator, spacious loft accessed by loft ladder, fitted carpet.

Bathroom

8' 6" x 6' 1" (2.60m x 1.86m)

Double-glazed window, ceiling light, walk-in shower, bathtub, washbasin, WC, radiator, vinyl flooring.



First Floor

Total Area: 70.9 m² ... 763 ft² (excluding terrace)

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.



Stanford Estates - Hither Green

Stanford Estates, 37 Staplehurst Road - SE13 5ND

02088520026

hithergreen@stanfordestates.london

stanfordestates.london/