



STANFORDS

Albion Way, Hither Green
Guide Price £1,100,000

On Albion Way, this five-bedroom home offers well-arranged living space with a natural balance between period detail and modern function. Its traditional frontage gives way to interiors that have been carefully planned, creating a house suited to both family life and entertaining.

The ground floor opens with a light-filled reception room to the front, with the kitchen/dining room positioned at the rear and opening directly onto the garden. A guest WC completes this level. On the first floor, two bedrooms are complemented by a family bathroom, while the second floor holds three further bedrooms and a shower room, offering flexibility for children, guests, or workspaces.

Albion Way is valued for its character and community atmosphere, with independent shops, cafés, and local amenities nearby. Respected schools and green spaces are within easy reach, while excellent transport connections provide swift access across London.

Call to book a viewing now!

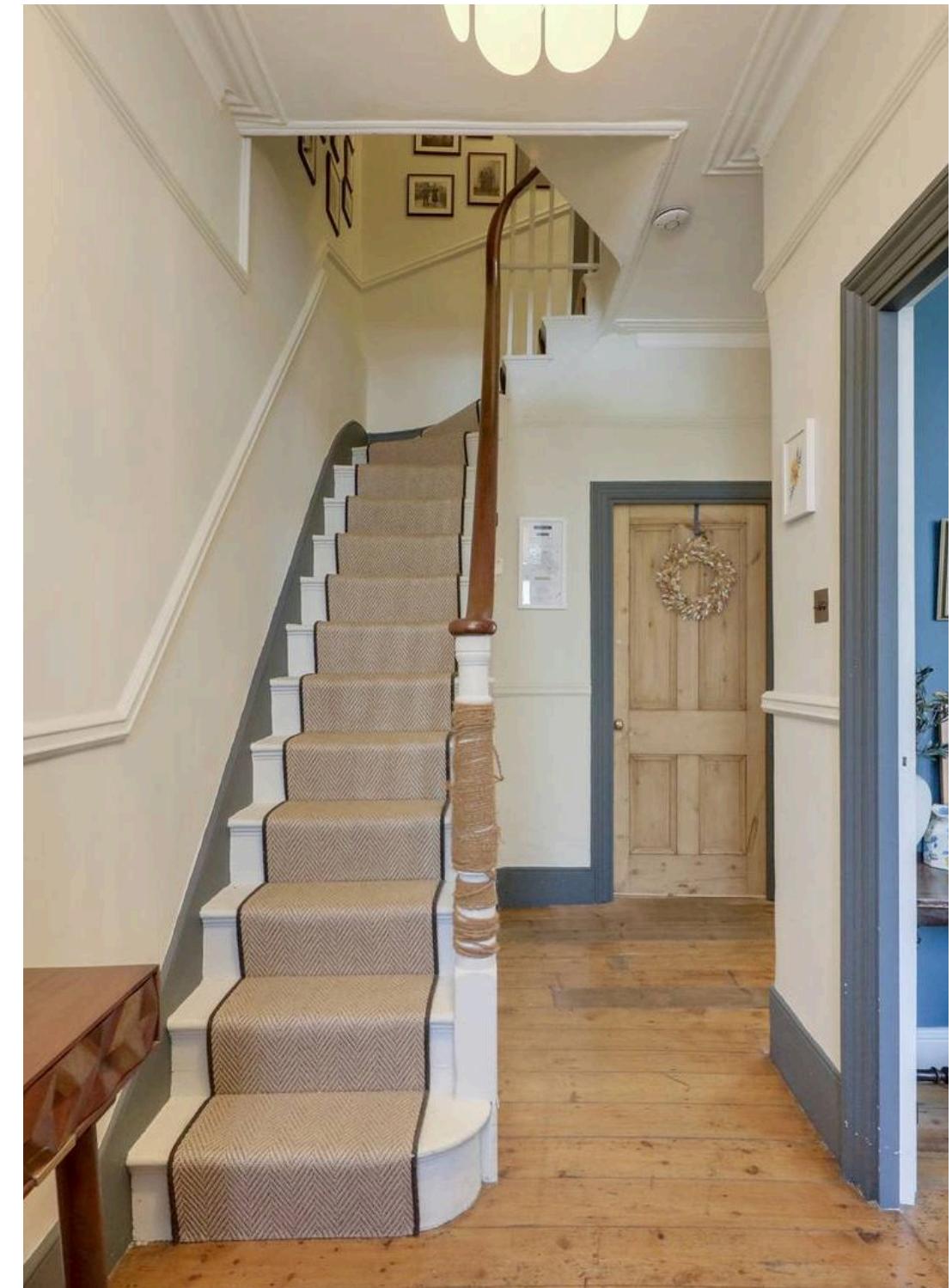
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **5 Bedrooms**
- **Open Plan Kitchen/Dining**
- **Close To Local Amenities**
- **Private Garden**
- **Total Area - 1,543sqft**









Total Area: 143.3 m² ... 1543 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

Reception

13' 8" x 12' 2" (4.17m x 3.70m)

Pendant light, double-glazed bay window, radiator, fireplace, built-in shelving, wood floor.

Kitchen/Dining Room

21' 11" x 17' 11" (6.68m x 5.46m)

Spotlights, pendant lights, double-glazed windows and door to garden, fitted wall cupboards and matching counters, integrated fridge in cupboard, integrated dishwasher, cooker and hob, built-in basin with stainless steel mixer tap located on the island, wine cooler, concrete floor.

W/C

7' 5" x 3' 1" (2.26m x 0.94m)

Ceiling light, hidden cistern toilet with matching ceramic basin and mixer tap, storage cupboard, tiles.

FIRST FLOOR

Bedroom

18' 6" x 11' 7" (5.65m x 3.53m)

Pendant light, double-glazed windows, built-in storage wardrobes, radiator, wood floor.

Bedroom

12' 2" x 10' 10" (3.72m x 3.29m)

Pendant light, double-glazed window, air vent, wood floor.

Bathroom

12' 3" x 7' 5" (3.74m x 2.26m)

Spotlights, double-glazed window, wall lights, walk-in shower, wall attached showerhead with mixer tap, free standing bath tub, vanity storage unit with ceramic basin and mixer tap, towel rail, tile floor.





SECOND FLOOR

Bedroom

11' 7" x 8' 1" (3.53m x 2.47m)

Pendant light, double-glazed window, radiator, wood floor.

Bedroom

14' 8" x 10' 1" (4.48m x 3.08m)

Pendant light, double-glazed window, air vent, radiator, wood floor.

Bedroom

10' 1" x 9' 0" (3.08m x 2.74m)

Pendant light, double-glazed window, air vent, radiator, wood floor.

Shower Room

8' 1" x 4' 9" (2.47m x 1.44m)

Ceiling light, double-glazed window, Heated towel rack, walk-in shower with wall mounted showerhead, white ceramic toilet, white ceramic sink with mixer tap, tile floor.

