





## Property Summary

Introducing this fantastic two double bedroom maisonette located on Beacon Road in the desirable area of Hither Green, London SE13. This property offers house-like accommodation split over three levels, with its own private entrance, a spacious living area, a balcony, garage, and shared gardens, perfect for a first-time buyer or small family looking for a comfortable home.

Situated just 0.15 miles away from Hither Green Station, commuting into London is effortless. For those daily desires, you'll find cafes at the end of the road and multiple parks nearby to enjoy leisurely walks or playtime with the little ones. With no chain, this property is ready for you to make it your own.

Within close proximity are reputable schools such as Brindishe Green and Brindishe Manor, providing outstanding education for young learners. Additionally, Mountsfield Park, Manor Park, and Manor House Gardens are all within walking distance, offering green spaces to relax and unwind.

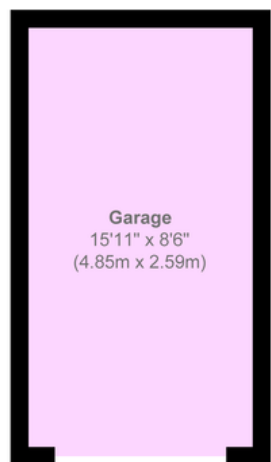
Local amenities, including The Station Hotel and Le Delice Café, are just a stone's throw away. For your convenience, doctors and pharmacies can be found within 0.2 miles. Whether you're looking to socialize, unwind, or simply enjoy the convenience of urban living, this property ticks all the boxes.

Don't miss out on this opportunity to own a home in good condition in a prime location. Schedule a viewing today and make this charming maisonette your new family home. #AskBeaumont

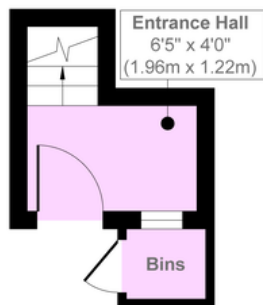
'Walkscore.com 91/100 Daily errands do not require a car.'



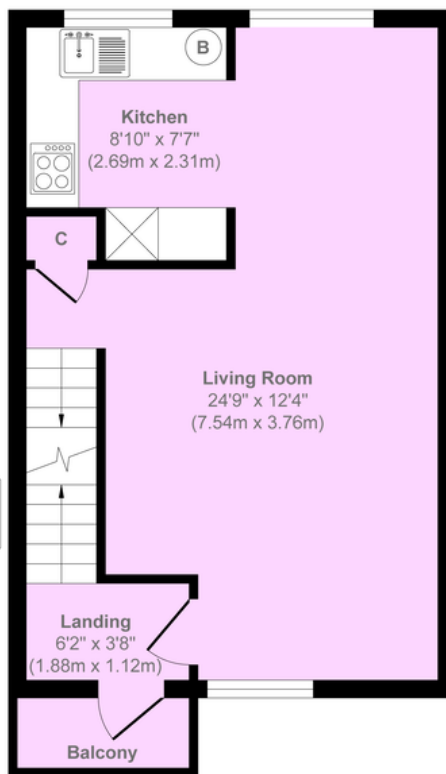




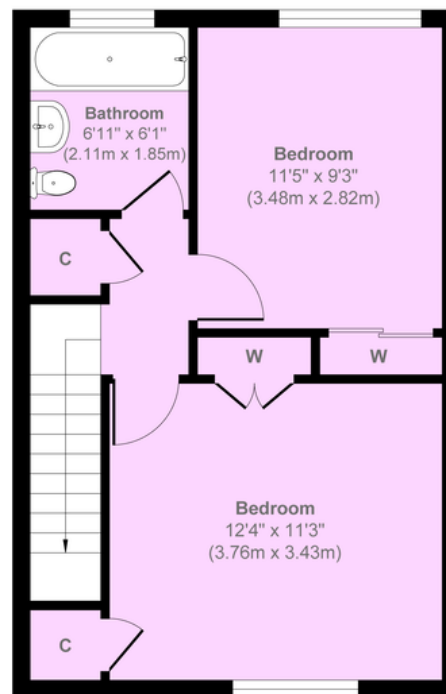
**Garage**  
15'11" x 8'6"  
(4.85m x 2.59m)  
**Approximate Floor Area**  
135 sq. ft  
(12.54 sq. m)



**Ground Floor**  
Approximate Floor Area  
33 sq. ft  
(3.06 sq. m)



**First Floor**  
Approximate Floor Area  
385 sq. ft  
(35.76 sq. m)



**Top/Second Floor**  
Approximate Floor Area  
385 sq. ft  
(35.76 sq. m)

**Approx. Gross Internal Floor Area 938 sq. ft / 87.12 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Copyright © markbeaumont.com  
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		