

# Stanfords

— sales & lettings —



**£575,000**

2 bedroom terraced house

Perry Rise

Forest Hill



## Read all about it...

Located equidistant from Forest Hill and Sydenham sits this attractive two-bedroom Victorian house. Having been lovingly renovated by the present owners, the property has benefitted from a ground floor extension and has potential (subject to consent) for further development by converting the loft space into further accommodation.

Internally, the property spans just over 1,000 sq ft, with the ground floor comprising; a welcoming entrance hall with an understairs storage cupboard, the wall between the 2 original reception rooms has been removed to create a through-lounge, and a rear extension creating a bright kitchen/dining space featuring a central island, a wood burner, exposed brick wall and sliding patio doors leading out to the garden. The first floor consists of two double bedrooms and a contemporary bathroom with a 4-piece suite.

Externally, the property benefits from a patioed garden with flowerbeds and trees leading to the garden shed.

The house is offered with no-onward chains

Tenure: Freehold

**OVER 1,000 SQ FT**  
**2 DOUBLE BEDROOMS**  
**SLIDING PATIO DOORS**

**CHAIN FREE!**  
**EXTENDED GROUND FLOOR**  
**DOUBLE GLAZED WINDOWS**



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to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Pendant light, understairs storage cupboard, hardwood floorboards.

### Reception Room

3.00m x 2.95m (9' 10" x 9' 8")

Pendant light, sash bay window with wooden shutters, fireplace, radiator, hardwood floorboards.

### Lounge

3.00m x 2.99m (9' 10" x 9' 10")

Pendant light, hardwood floorboards.

### Kitchen

6.44m x 3.93m (21' 2" x 12' 11")

Pendant lights & spotlights, skylights, sliding patio doors to the garden, exposed brick wall, matching base units, double oven & gas hob with overhead fan extractor, island with storage cupboards, wood burner, integrated dishwasher, granite top surfaces & 1 1/2 sink with drainer, tiled flooring.

## FIRST FLOOR

### Landing

Pendant light, hardwood floorboards.

### Bedroom

4.07m x 2.95m (13' 4" x 9' 8")

Pendant light, double-glazed windows with wooden shutters, built-in wardrobes, hardwood floorboards.

### Bedroom

3.14m x 2.90m (10' 4" x 9' 6")

Pendant light, double-glazed window, hardwood floorboards.

### Bathroom

3.23m x 2.23m (10' 7" x 7' 4")

Spotlights, double-glazed frosted window, shower with rainfall showerhead, bathtub, sink, storage cupboard, radiator, WC, hardwood floorboards.

## OUTSIDE

### Garden

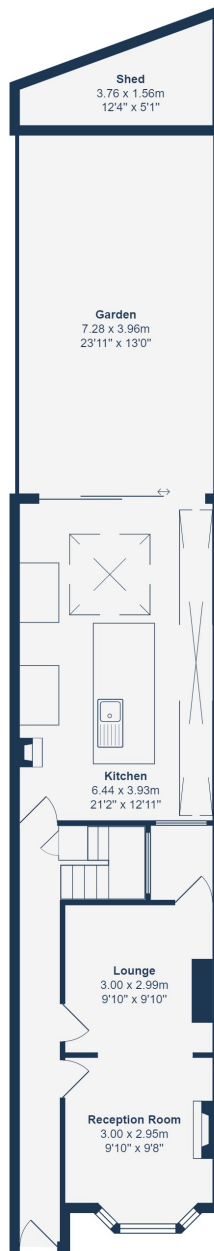
7.28m x 3.96m (23' 11" x 13' 0")

Tiered & patioed garden, flowerbeds, trees.

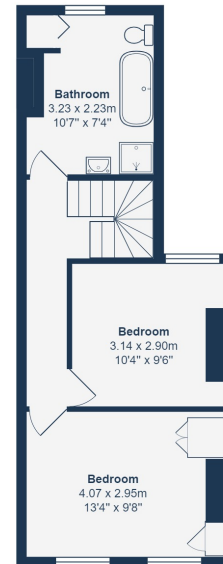
### Garden Shed

3.76m x 1.56m (12' 4" x 5' 1")





**Ground Floor**  
Area: 57.1 m<sup>2</sup> ... 615 ft<sup>2</sup>

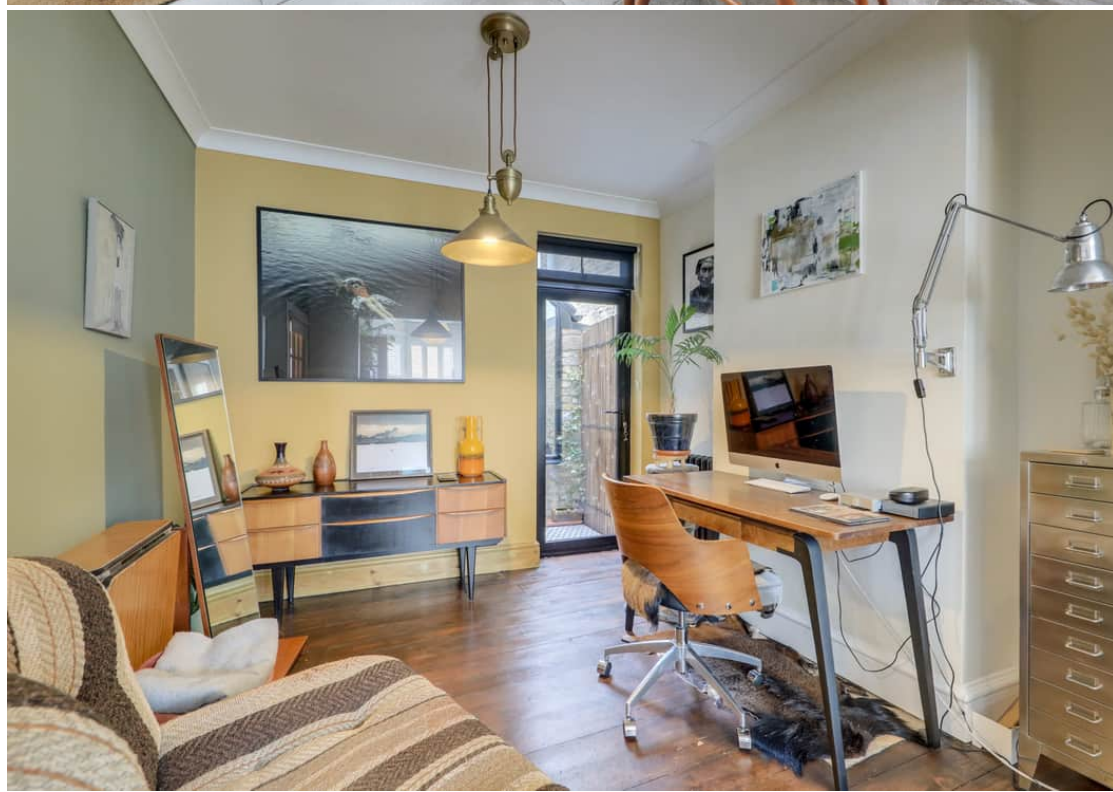


**First Floor**  
Area: 36.9 m<sup>2</sup> ... 397 ft<sup>2</sup>

Total Area: 94.0 m<sup>2</sup> ... 1011 ft<sup>2</sup> (excluding garden shed)

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.

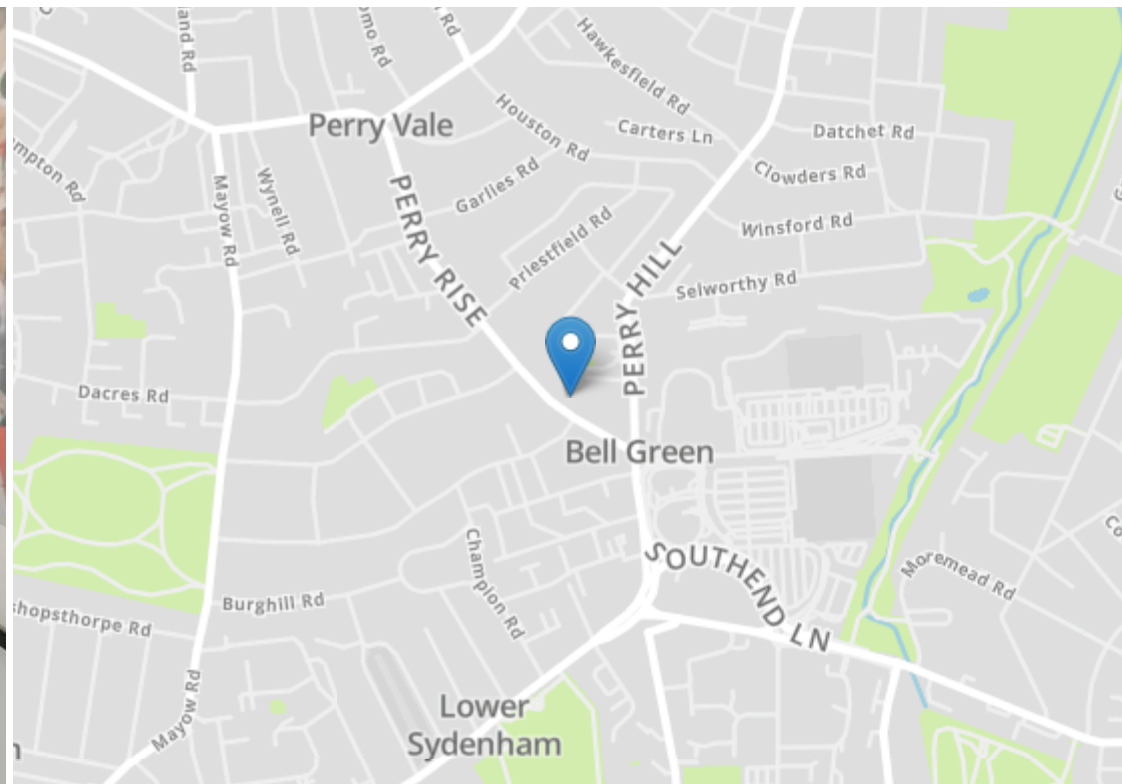












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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