



**£1,375,000 Freehold**  
4 bedroom detached house

Perry Rise  
Forest Hill

## Read all about it...

This spectacular four-bedroom detached house has been meticulously refurbished by the current owners, creating a light and modern home with stunning interiors while retaining many original features that make these houses so popular.

Upon entering, the welcoming entrance hall leads to a front lounge boasting original sash bay windows, ornate period features including an elaborate ceiling rose and cornicing, and a fireplace with a wood-burning stove. Further along the hall, you'll find an expansive open-plan kitchen and dining room, flooded with natural light from dual aspect windows. This versatile space offers ample room for dining, entertaining, and everyday living, featuring a bespoke fitted kitchen and cleverly designed cabinetry with a built-in desk that can be easily tucked away at the end of the workday. The ground floor also includes a utility closet and a downstairs WC.

Upstairs, the stunning interiors and period charm continue. The first-floor landing, bathed in light from a stained glass window, leads to four bedrooms, all boasting original sash windows and traditional column radiators. Two of these are arranged as double bedrooms with feature fireplaces, a third is utilised as a spacious walk-in closet, and the fourth smaller room serves as an ideal nursery or home office. The bathroom is thoughtfully designed, featuring a freestanding bathtub, a walk-in shower, and a separate WC.

Outside, the lovingly landscaped garden features a lush green lawn, mature plant borders, and pathways leading to a large patio area and pergola, perfect for lounging in the sun and alfresco dining. This property also benefits from off-street parking, an attached garage, and side access.

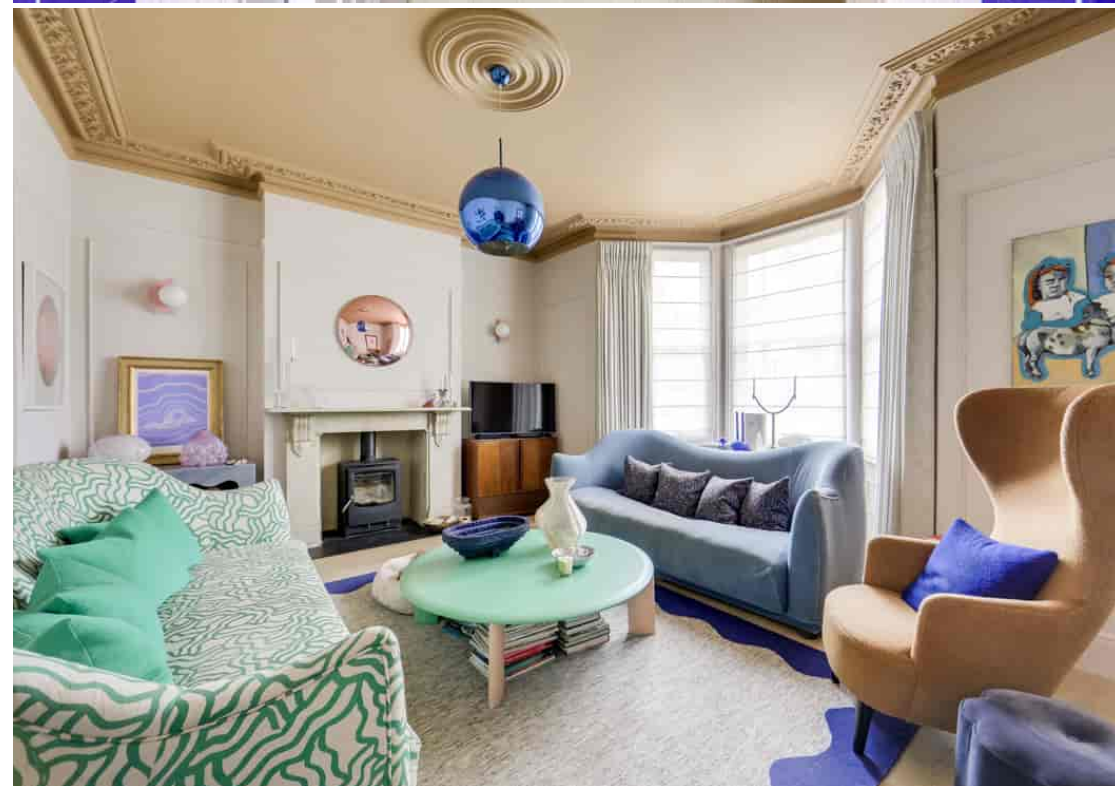
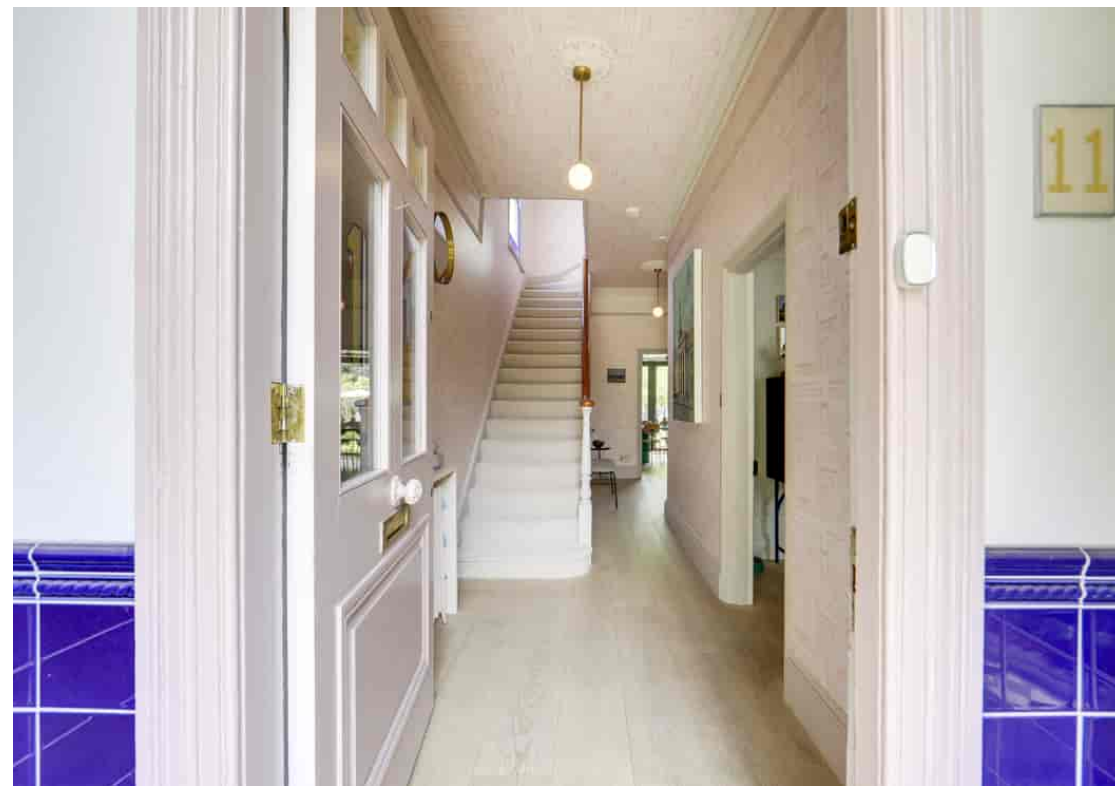
Ideal for buyers seeking fast transport links and a vibrant local area, this property is conveniently positioned within a mile of Forest Hill, Sydenham, and Lower Sydenham Stations, offering frequent London Overground and National Rail services to Central London. The local area boasts a range of convenient amenities, diverse shops, supermarkets, and exciting places to eat and drink, all within walking distance. Known for its family-friendly atmosphere, Perry Rise is well-served by good nurseries and schools and offers plenty of green spaces, such as Mayow Park and the scenic Waterlink Way, a favored walking and cycling route.

This exceptional property offers a rare opportunity to enjoy a stylish and spacious home in one of Forest Hill's most desirable locations.

**Tenure:** Freehold | **Council Tax:** Lewisham band G

**OPEN PLAN KITCHEN/DINING ROOM**  
**STUNNING PERIOD FEATURES**  
**GARAGE AND OFF STREET PARKING**

**MODERN INTERIOR DESIGN**  
**BEAUTIFULLY LANDSCAPED GARDEN**  
**APPROX 1,784SQFT.**



**Like what you see?**

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## GROUND FLOOR

### Entrance Hall

23' 6" x 6' 0" (7.16m x 1.83m)

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

### Living Room

16' 11" x 15' 0" (5.16m x 4.57m)

Sash bay windows, pendant ceiling light, fireplace with wood burning stove, column radiator, wood flooring.

### Kitchen/Dining Room

25' 5" x 23' 2" (7.75m x 7.06m)

Sash window to side, double glazed window and doors to garden, Inset ceiling spotlights, pendant ceiling light fittings, bespoke fitted kitchen, sink with 3 in 1 mixer tap, integrated dishwasher, fridge/freezer, hob, oven, grill and microwave, utility cupboard with plumbing for washing machine, cast iron fireplace, column radiator, wood flooring.

### WC

4' 9" x 2' 11" (1.45m x 0.89m)

Window to side, pendant ceiling light, WC, wall-mounted sink, tile flooring.

## FIRST FLOOR

### Bedroom

16' 1" x 12' 7" (4.90m x 3.84m)

Sash windows, pendant ceiling light, washbasin, fireplace, column radiators, fitted carpet.

### Bedroom

16' 11" x 12' 3" (5.16m x 3.73m)

Sash window, inset ceiling spotlights, pendant ceiling light, built-in wardrobes and shelving, column radiator, fitted carpet.

### Bedroom

13' 0" x 12' 11" (3.96m x 3.94m)

Sash window, pendant ceiling light, built-in wardrobe, fireplace, column radiator, fitted carpet.

### Bedroom

9' 11" x 9' 3" (3.02m x 2.82m)

Sash window, pendant ceiling light, column radiator, fitted carpet.

### Bathroom

8' 0" x 5' 11" (2.44m x 1.80m)

Sash window, inset ceiling lights, freestanding bathtub, walk-in shower with overhead and handheld showers, washbasin, heated towel rail, tile flooring.

### WC

4' 9" x 2' 8" (1.45m x 0.81m)

Window to side, ceiling light, washbasin, WC, tile flooring.

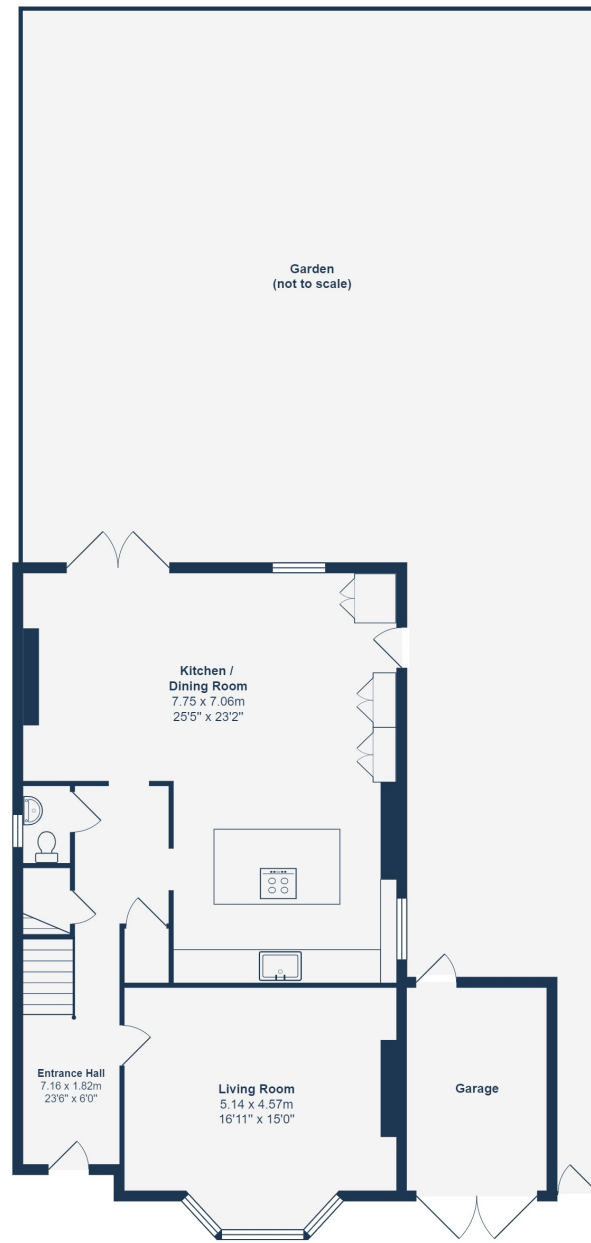
## OUTSIDE

### Garden

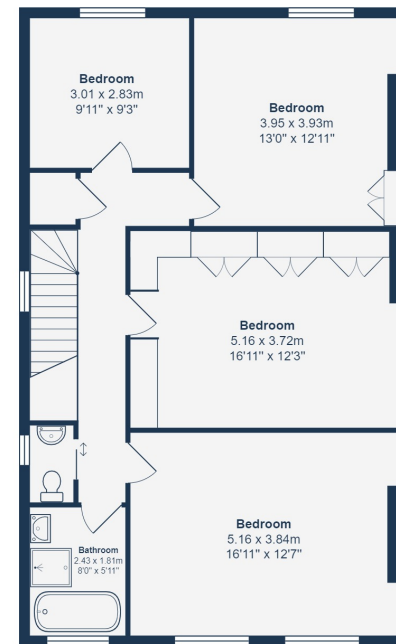
Lawn with mature plant borders, paved walkways leading to raised patio and wooden pergola, side access.

### Garage

Attached garage with direct access to garden.



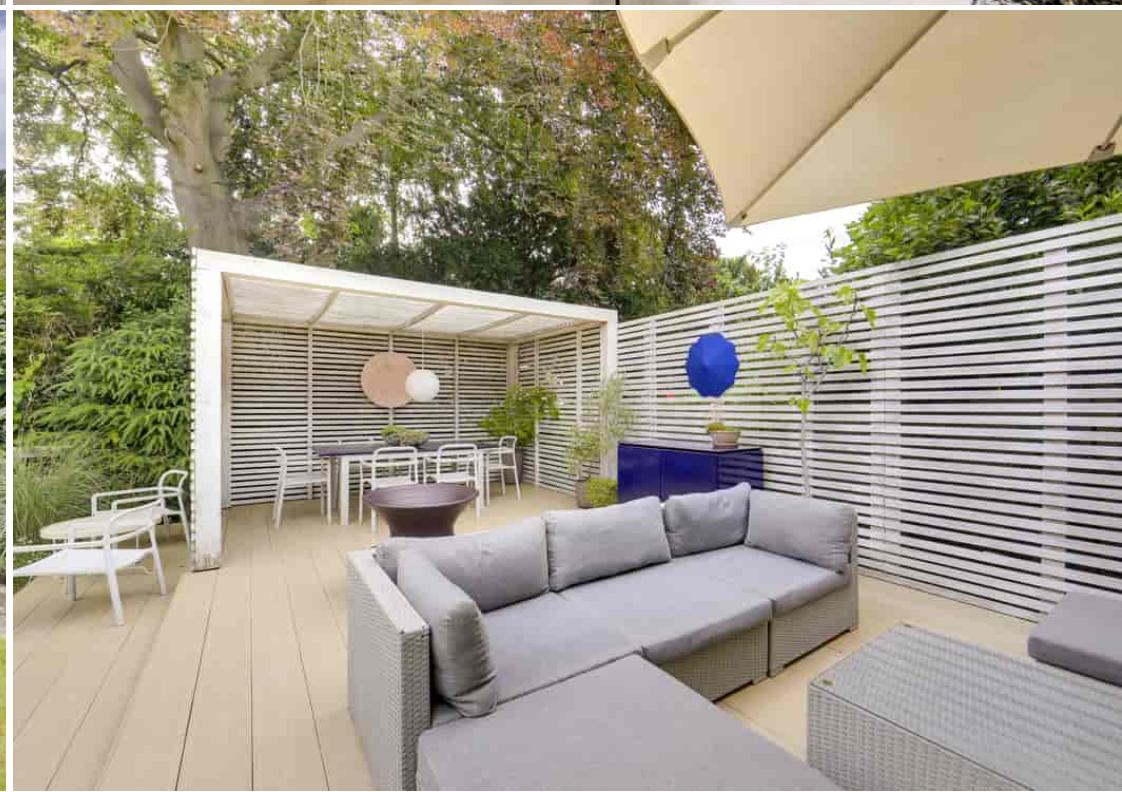
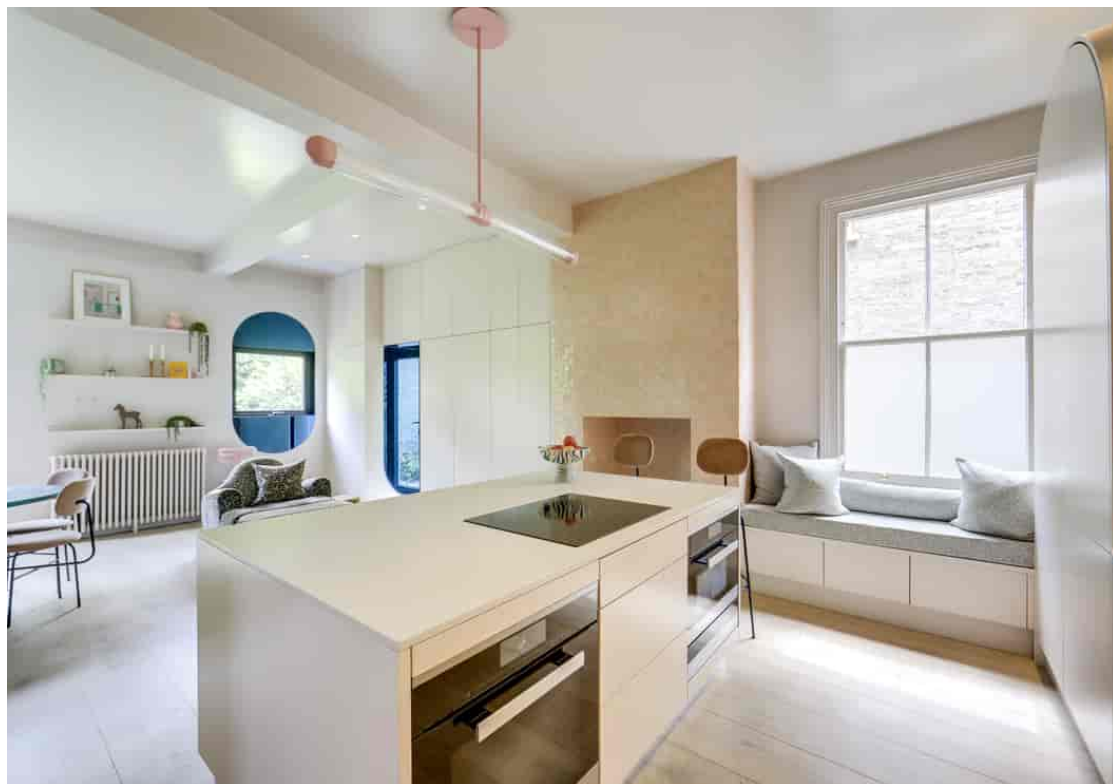
Ground Floor



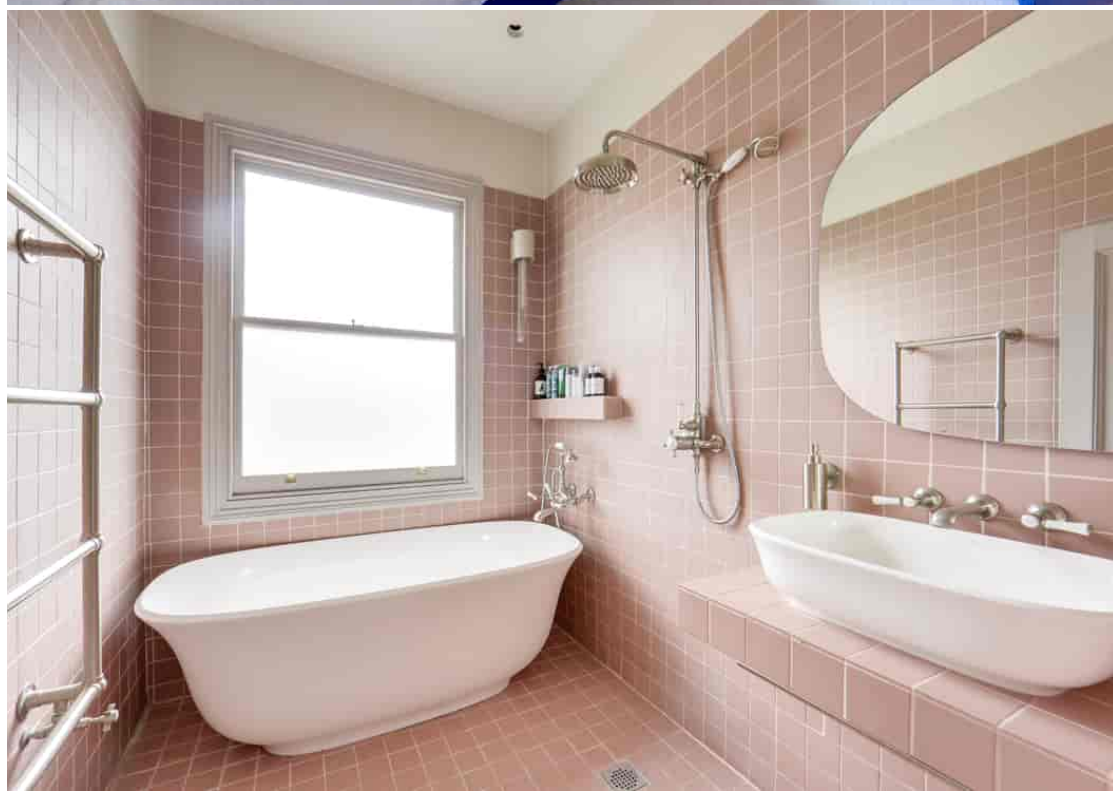
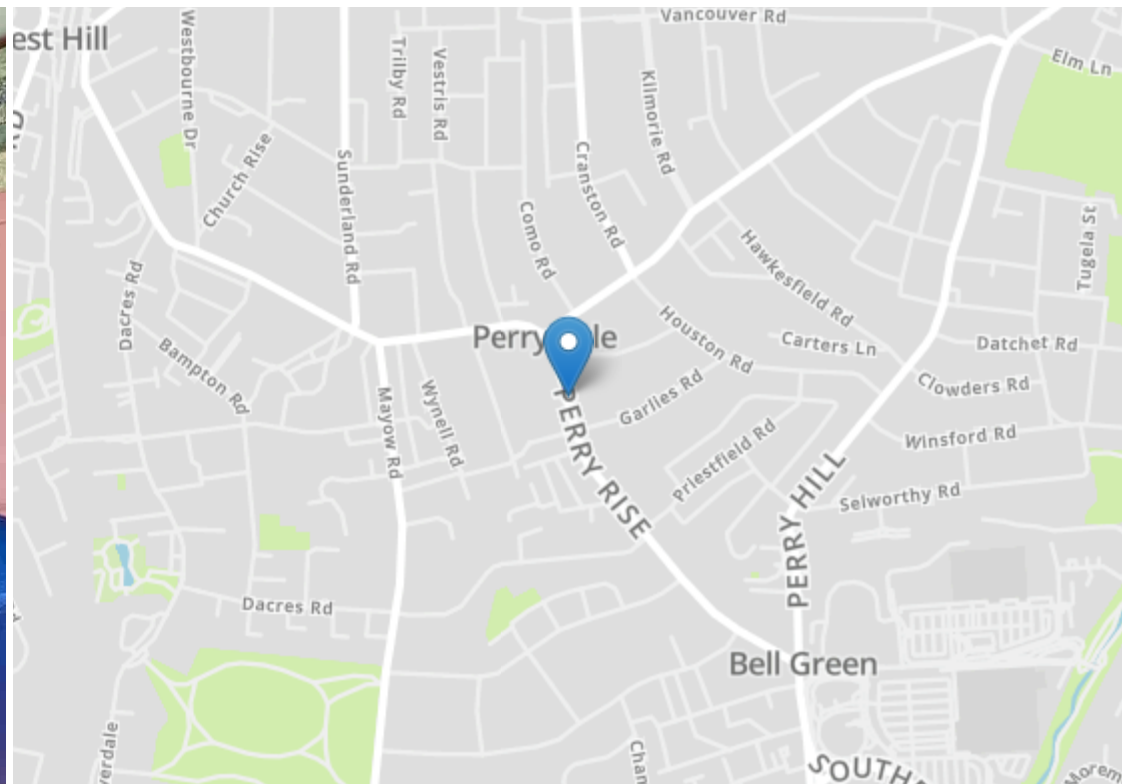
First Floor

Total Area: 165.8 m<sup>2</sup> ... 1784 ft<sup>2</sup> (excluding garage & garden)

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> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 80        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 42                      |           |
| (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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