

Stanfords

— sales & lettings —



£750,000

3 bedroom end of terrace house

Colfe Road

Forest Hill

Read all about it...

Situated on a quiet and desirable road in Forest Hill, this 3-bedroom 1930s end-of-terraced house has been tastefully modernised by the current owners. The property offers contemporary living while retaining some charming period features.

Internally, the property comprises; A bright reception room with a working log burner, a modern kitchen/diner with double doors leading to the garden, 2 double bedrooms with fitted carpet and a further single room/study, a beautifully designed bathroom boasting a sizeable freestanding shower as well as a bathtub. Externally, is a well-maintained garden with rear access, a single-car garage, an attached shed space, and a driveway.

Colfe Road benefits from close proximity to a number of popular schools, including Rathefern and Kilmorie, ranked 'Outstanding' by Ofsted, a variety of public green spaces, and easy access to Forest Hill Station with excellent transport to the centre of the city.

Tenure: Freehold | **Council Tax:** Lewisham Band D

**APPROX 1,010 SQFT
GARAGE AND OFF STREET
PARKING**

**0.7MI TO FOREST HILL STATION
PRIVATE GARDEN WITH SIDE
ACCESS**



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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant lights, frosted window, dado rail, understairs storage cupboard, radiator, stairs with fitted carpet leading to the first floor, Amtico flooring.

Reception Room

4.74m x 3.70m (15' 7" x 12' 2")

Pendant light, wall-to-ceiling cornice, picture rail, double-glazed windows, log burner, radiator, fitted carpet.

Kitchen / Diner

5.58m x 3.99m (18' 4" x 13' 1")

Spotlights and pendant light, matching base units, quartz worksurfaces, sink, electric oven, gas hob with overhead fan extractor, integrated dishwasher, radiator, glass double-doors leading to the garden, Amtico flooring.

FIRST FLOOR

Landing

Pendant light, double-glazed window, fitted carpet.

Bedroom

3.96m x 3.50m (13' 0" x 6' 7")

Pendant light, wall-to-ceiling cornice, picture rail, single-glazed bay window, radiator, fitted carpet.

Bedroom

3.99m x 3.50m (13' 1" x 11' 6")

Pendant light, wall-to-ceiling cornice, single-glazed windows, radiator, fitted carpet.

Bedroom

2.55m x 1.96m (8' 4" x 6' 5")

Pendant light, wall-to-ceiling cornice, single-glazed windows, radiator, fitted carpet.

Bathroom

2.77m x 1.96m (9' 1" x 6' 5")

Spotlights, frosted windows, vanity sink unit, bathtub, freestanding shower with rainfall shower head and glass divider, tiled surround, heated towel rail, WC, tiled flooring.

OUTSIDE

Garden

8.02m x 7.17m (26' 4" x 23' 6")

Well-maintained garden with rear access, flower bedding, tiled patio area and lawn.

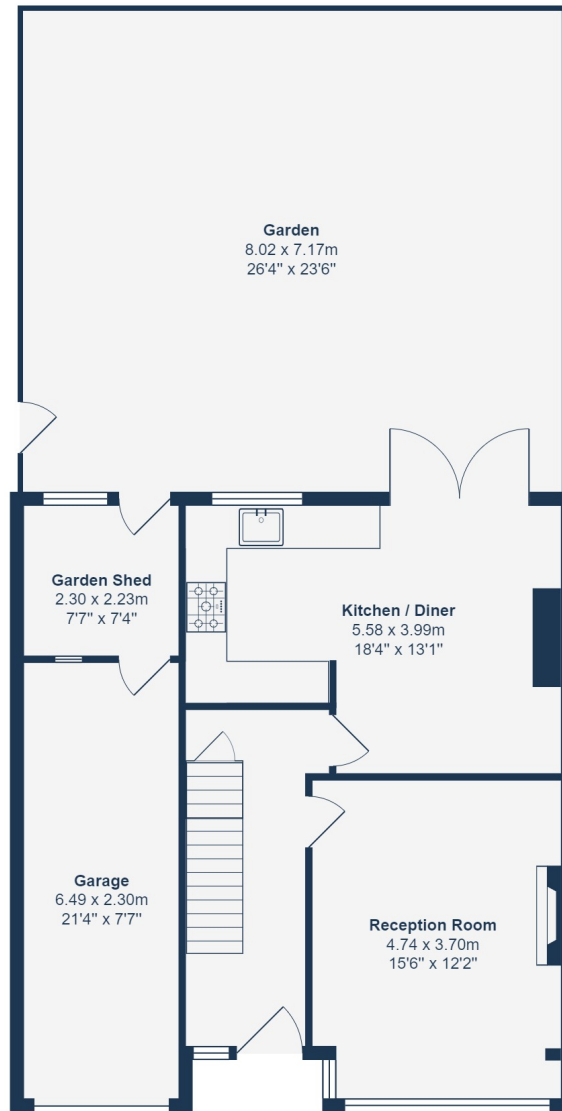
Garage

6.49m x 2.30m (21' 4" x 7' 7")

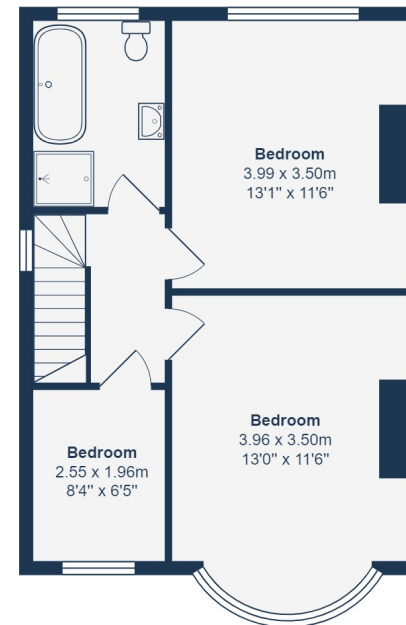
Single car garage.

Garden Shed

2.30m x 2.23m (7' 7" x 7' 4")



GROUND FLOOR



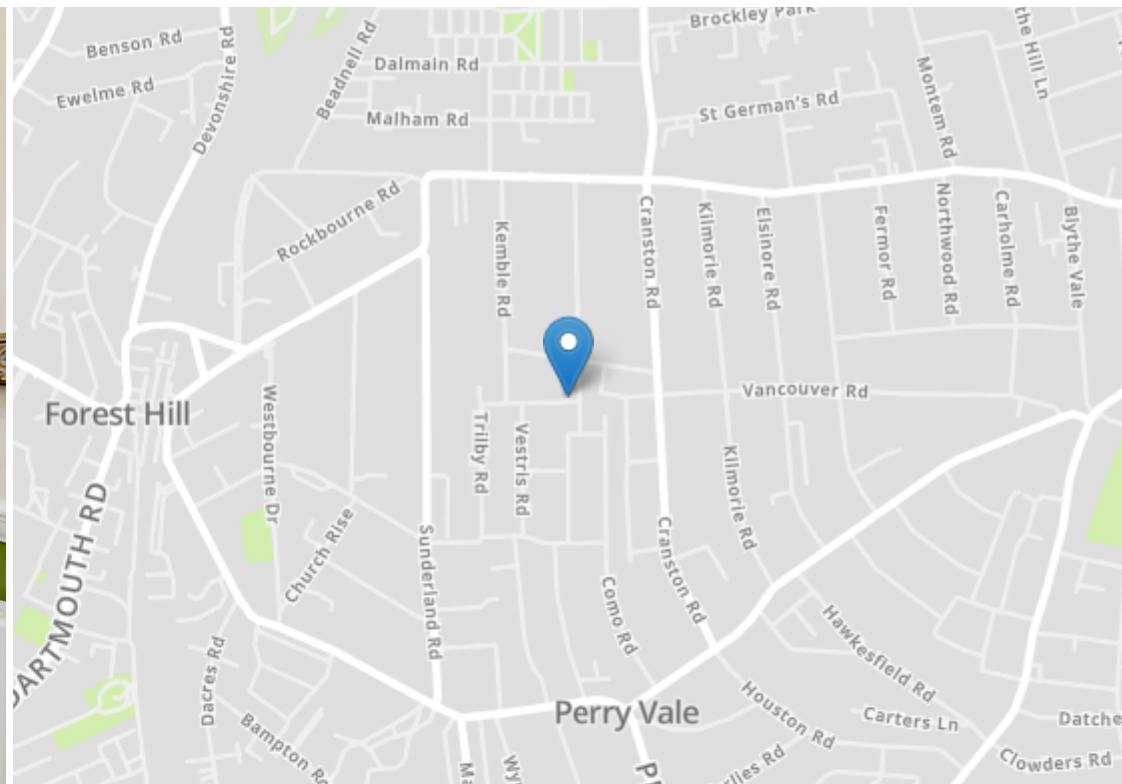
FIRST FLOOR

Total Area: 93.8 m² ... 1010 ft² (excluding garage, garden shed)

Drawn for Stanfords Sales & Lettings
 This floor plan 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			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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