

Stanfords
— sales & lettings —



£725,000 Freehold
3 bedroom end of terrace house

Levendale Road
Forest Hill

Read all about it...

This light and spacious three-bedroom end-of-terrace house effortlessly combines modern interiors with period charm.

The ground floor features a bright double reception room with bay windows and a period fireplace, leading to a well-equipped modern kitchen overlooking a lovingly maintained garden. With front and rear patios, a lawn, and side access, the garden is perfect for alfresco dining, play, and relaxation.

Upstairs, the landing with built-in storage leads to two double bedrooms with bespoke wardrobes, a sleek family bathroom, and a smaller third bedroom, ideal as a nursery or home office. The loft offers additional storage and potential for extension (STPP).

Conveniently located within a mile of Forest Hill Station and the Twin Catford Stations, the property provides excellent transport links with frequent London Overground and National Rail services into Central London and beyond. The area offers a vibrant community feel, with a diverse selection of shops and supermarkets, including the nearby Bell Green Retail Park. Residents can also enjoy a variety of exciting dining and leisure options. Families will appreciate proximity to highly regarded nurseries and schools, including the nearby Kilmore Primary School, and green spaces like the scenic Water Link Way, a picturesque route for walking and cycling.

This stylish, move-in-ready home is perfect for modern living in a well-connected location.

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

**DOUBLE RECEPTION ROOM
LIGHT & MODERN INTERIOR
0.9 MI TO FOREST HILL STATION**

**MODERN KITCHEN &
BATHROOM
GARDEN WITH SIDE ACCESS
APPROX 877SQFT.**

Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information





GROUND FLOOR

Lounge

12' 1" x 12' 0" (3.68m x 3.66m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Dining Room

12' 5" x 11' 10" (3.78m x 3.61m)

Double-glazed window, plantation shutters, alcove shelving, built-in cupboard, radiator, wood flooring.

Kitchen

12' 9" x 6' 2" (3.89m x 1.88m)

Double-glazed windows, door to garden, inset ceiling spotlights, fitted kitchen units, 1.5bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated oven, gas hob and extractor hood, understairs storage cupboard, tile flooring.

FIRST FLOOR

Landing

Pendant ceiling light, built-in cupboard and shelving, wood flooring.

Bedroom

12' 0" x 10' 8" (3.66m x 3.25m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, fireplace, built-in wardrobes, radiator, wood flooring.

Bedroom

11' 10" x 9' 10" (3.61m x 3.00m)

Double-glazed window, plantation shutters, pendant ceiling light, built-in wardrobe, radiator, wood flooring.

Bedroom

7' 6" x 4' 6" (2.29m x 1.37m)

Double-glazed window, plantation shutters, pendant ceiling light, storage cupboard, radiator, wood flooring.

Bathroom

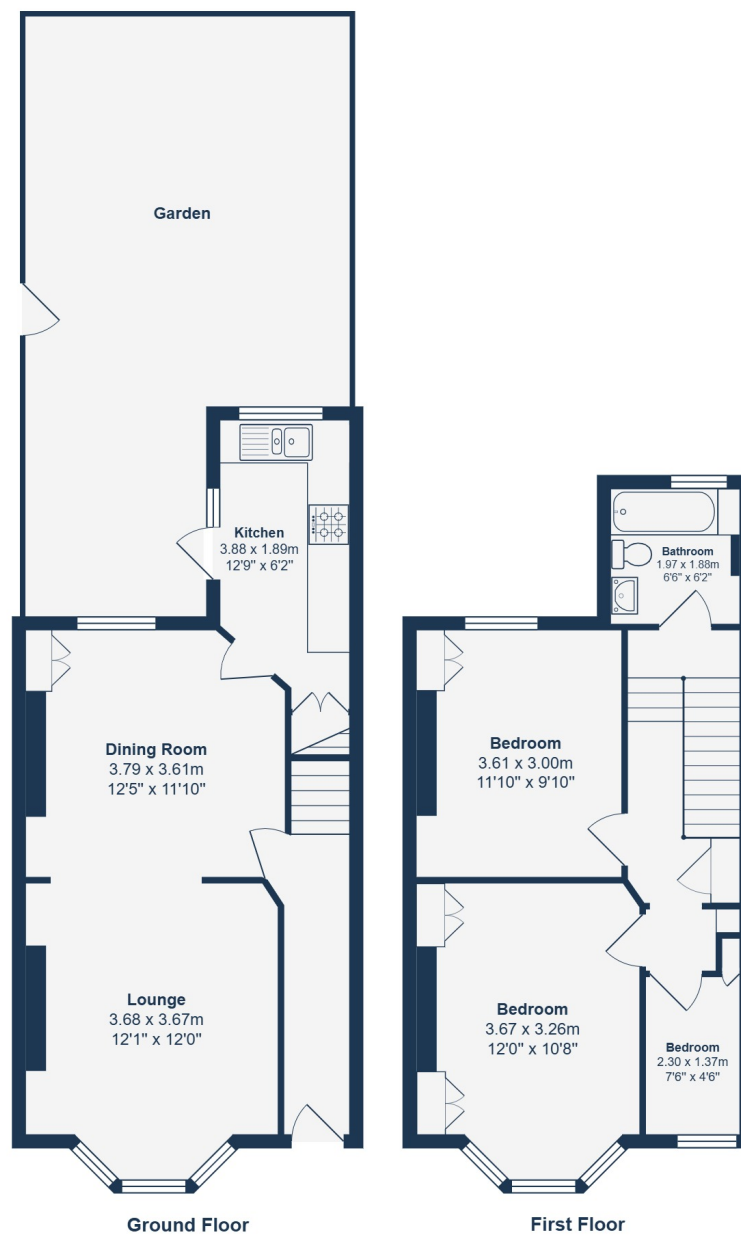
6' 6" x 6' 2" (1.98m x 1.88m)

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail.

OUTSIDE

Garden

Front and rear patios, separated by lawn, storage shed and side access.



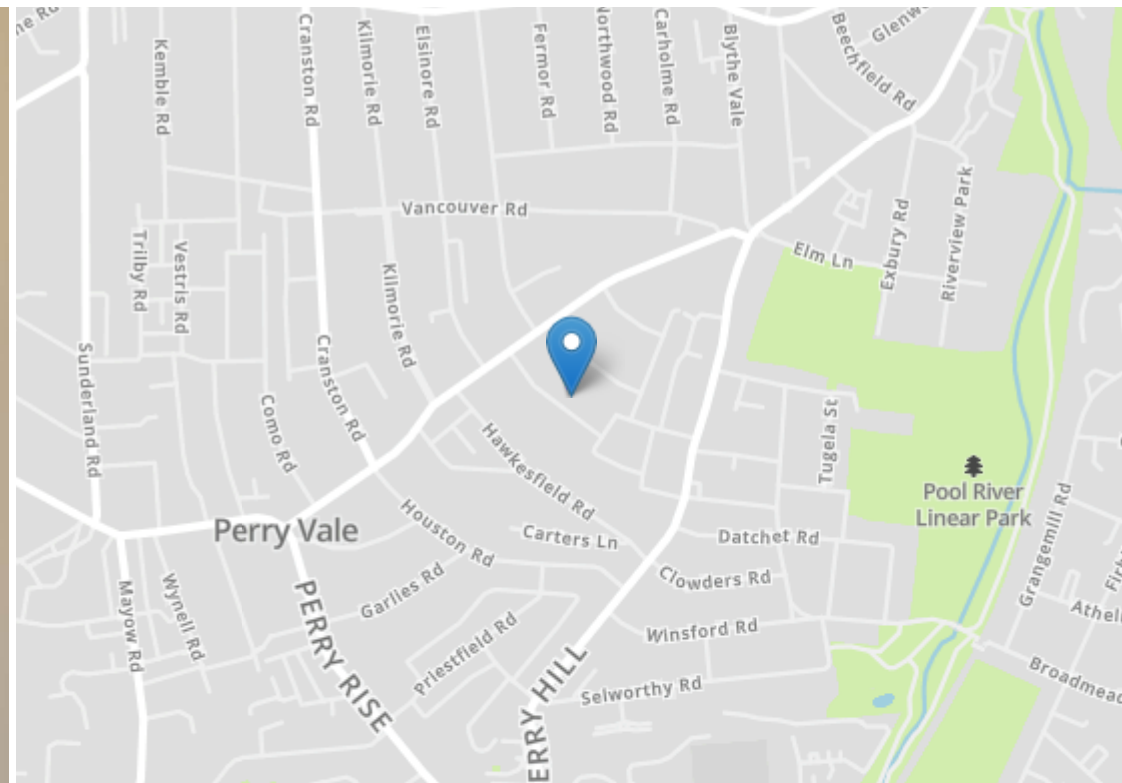
Total Area: 81.5 m² ... 877 ft²


Drawn for Stanfords Sales & Lettings

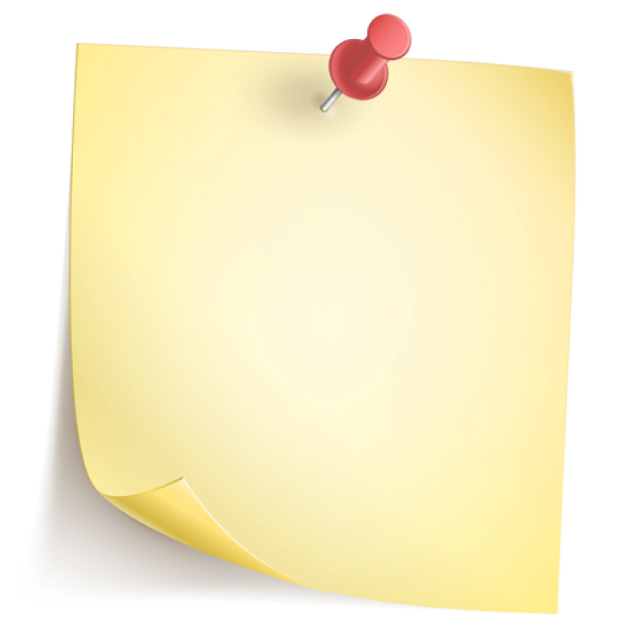
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>56</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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