



£800,000

3 bedroom semi-detached house

Entrance on Church Rise
Forest Hill

Read all about it...

Located just a stones away from the heart of Forest Hill, sits this attractive Edwardian semi-detached house. Ted Christmas built quality family homes in the early 20th century and built in the Arts & Crafts style of the period. The property benefits from close proximity to 'Ofsted Outstanding' primary schools, independent local shops, green spaces, transport connections, pubs & restaurants.

Internally the property spans over 900 square feet of space and retains many period features. The ground floor comprises; a welcoming entrance hall with understairs storage space, a cosy reception room with a large bay window with French doors opening out to the garden, a contemporary kitchen with benches by the bay window for a dining area, and a downstairs WC. Moving upstairs, there are 2 generously proportioned double bedrooms with bay windows & built-in wardrobes, a third smaller bedroom and a 4 piece bathroom suite.

Externally, the house benefits from a well-maintained garden with flowerbeds & mature trees, a shed and, a garden studio ideal for a office as well as off-street parking.

**EDWARDIAN SEMI-DETACHED
HOUSE
APPROX. 915SQFT
OFF - STREET PARKING**

**0.3MI TO FOREST HILL STATION
GARDEN STUDIO/HOME OFFICE
3 BEDROOMS**



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

Entrance Hall

Pendant ceiling light, understairs cupboard, hardwood flooring.

Reception Room

4.04m x 3.97m (13' 3" x 13' 0")

Pendant ceiling light, double-glazed sash bay windows with French doors opening to the garden, radiator, hardwood flooring.

Kitchen/ Diner

4.87m x 4.10m (16' 0" x 13' 5")

Spotlights, double-glazed sash bay windows, laminate worktops, granite sink, electric oven, gas hob with overhead fan extractor, hardwood flooring.

WC

1.70m x 1.27m (5' 7" x 4' 2")

Pendant ceiling light, heated towel rail, sink, tiled flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

4.03m x 3.40m (13' 3" x 11' 2")

Pendant ceiling light, double-glazed sash bay windows, built-in wardrobes, radiator, fitted carpet.

Bedroom

2.77m x 2.22m (9' 1" x 7' 3")

Pendant ceiling light, double-glazed sash window, radiator, fitted carpet.

Bedroom

3.74m x 2.87m (12' 3" x 9' 5")

Pendant ceiling light, double-glazed sash bay windows, built-in wardrobes, radiator, fitted carpet.

Bathroom

2.63m x 1.70m (8' 8" x 5' 7")

Spotlights, double-glazed frosted sash window, walk-in shower with rainfall shower head, bathtub, basin sink unit, heated towel rail, WC, tiled flooring.

OUTSIDE

Garden

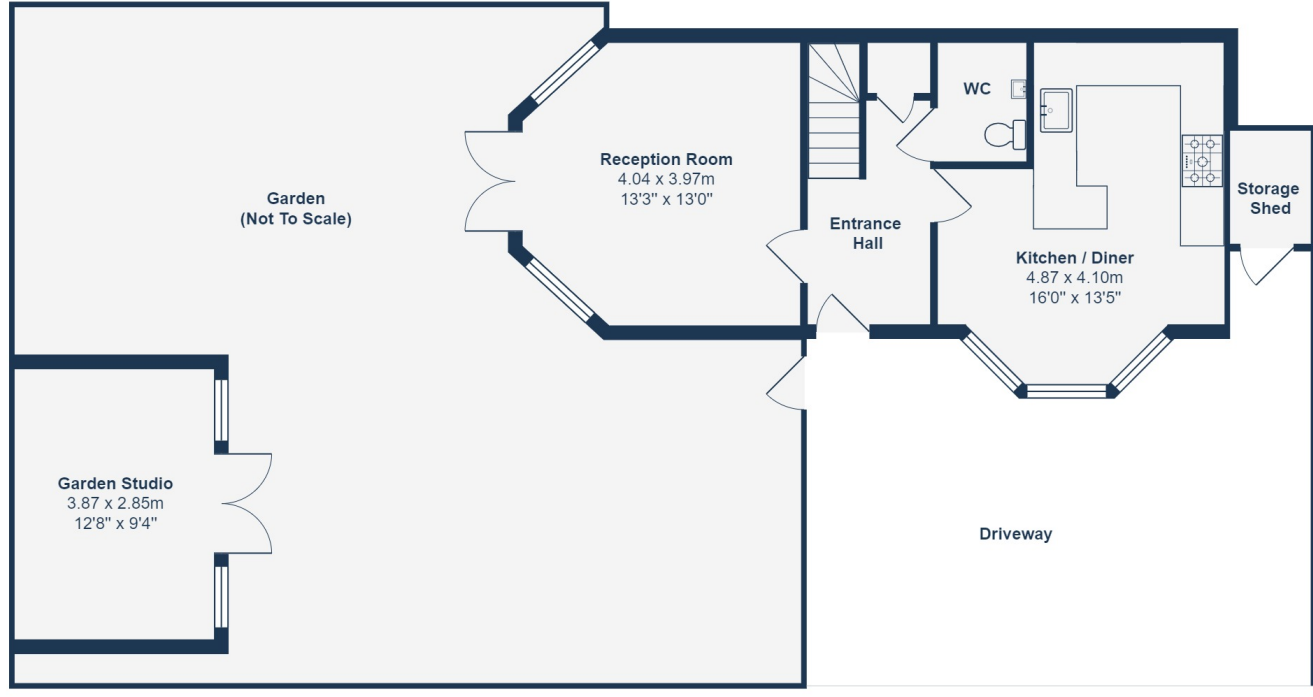
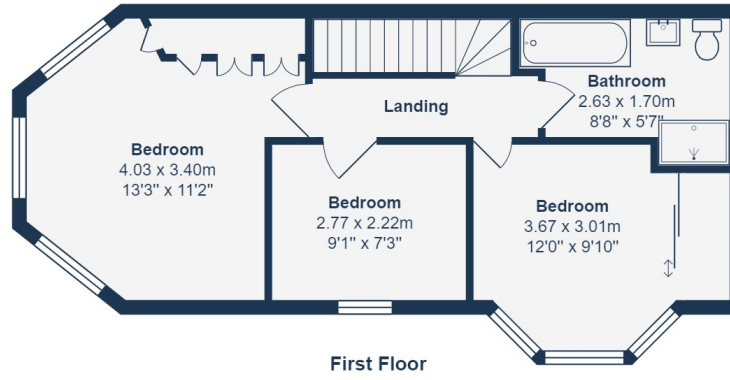
Partly patioed partly laid to lawn garden, shed, garden studio, flowerbeds & mature trees.

Garden Studio

3.87m x 2.85m (12' 8" x 9' 4")

Spotlights, French doors, double-glazed windows, tiled flooring.

Driveway with Storage Shed



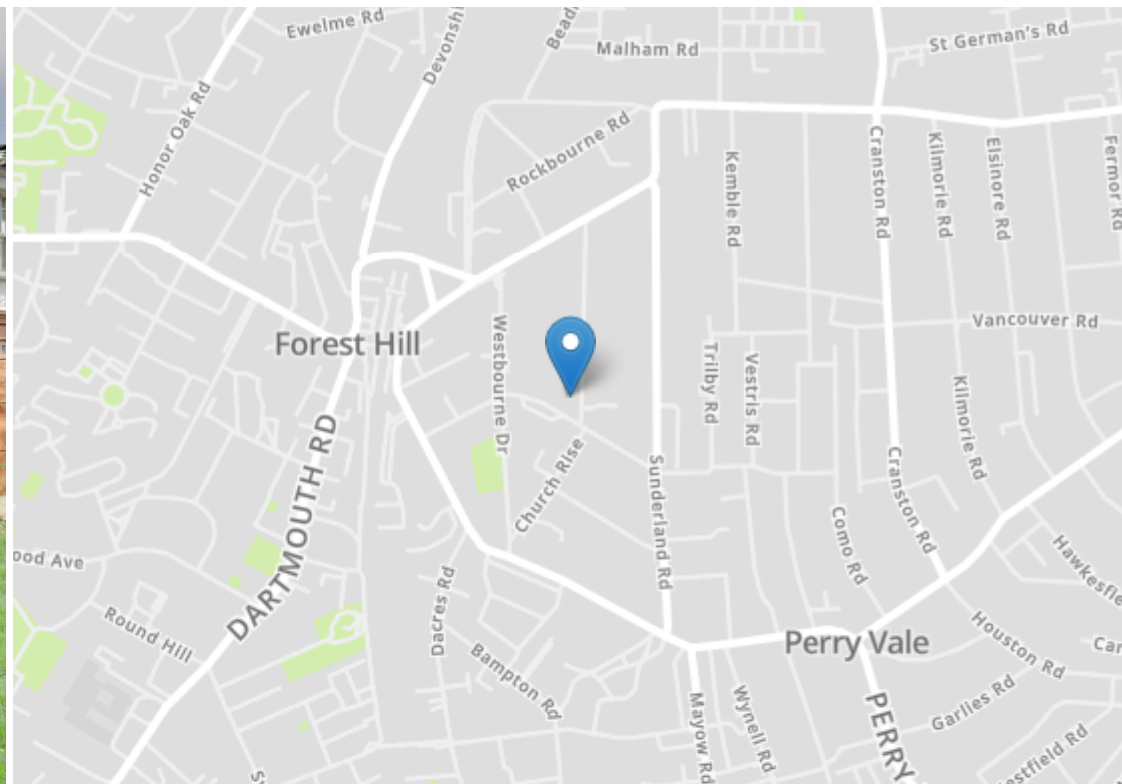
Ground Floor

Total Area: 85.0 m² ... 915 ft² (excluding garden, garden studio, driveway, storage 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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(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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