

Stanfords  
— sales & lettings —



**£3,000 pcm Freehold**  
3 bedroom detached house

Featherstone Avenue  
Forest Hill



# Read all about it...

**Available End of January – Stunning 3-Bed Detached Home on Featherstone Avenue, SE23**

A charming three-bedroom detached house, featuring a private driveway, garage, and a generous rear garden, this property offers the perfect blend of space, comfort, and convenience. The ground floor boasts a welcoming lounge enriched with beautiful period features, including an elegant fireplace and bay windows that fill the room with natural light. To the rear, the contemporary kitchen is fitted with modern units and integrated appliances, while the separate dining room opens directly onto the garden—ideal for entertaining or enjoying family meals with a view of the outdoors. The spacious entrance hall provides excellent built-in storage and a convenient downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms, the principal bedroom benefitting from fitted wardrobes. A generous family bathroom serves the first floor, complete with a separate tub and walk-in shower.

Perfectly situated just 0.4 miles from Forest Hill Station, the property offers swift access to the London Overground and National Rail services. The area is known for its vibrant mix of independent shops, supermarkets, and exciting places to eat and drink. Popular with families, Forest Hill also offers an excellent selection of nurseries and schools.

A delightful home in a sought-after location—early viewing is highly recommended.

**DETACHED HOUSE  
DRIVEWAY & GARAGE  
0.4MI TO FOREST HILL STATION**

**BEAUTIFULLY PRESENTED THROUGHOUT  
LARGE GARDEN  
AVAILABLE END OF JAN**

**Like what you see?**

Call **020 8699 6778** or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london)  
to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Ceiling light, storage cupboards, radiator, wood flooring.

### Reception Room

5.22m x 4.30m (17' 2" x 14' 1")

Double-glazed bay windows, wooden shutters, ceiling light, fireplace, radiator, fitted carpet.

### Dining Room

4.21m x 3.60m (13' 10" x 11' 10")

Double-glazed sliding doors to garden, pendant ceiling light, radiator, wood flooring.

### Kitchen

3.60m x 2.80m (11' 10" x 9' 2")

Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, 5 ring gas hob and oven, extractor hood, tile flooring.

### WC

1.70m x 1.30m (5' 7" x 4' 3")

Double-glazed window, ceiling light, washbasin, WC, boiler, radiator, tile flooring.

## FIRST FLOOR

### Landing

Double-glazed window, pendant ceiling light, fitted carpet.

### Bedroom

5.22m x 4.30m (17' 2" x 14' 1")

Double-glazed bay windows, wooden shutters, pendant ceiling light, fitted wardrobes, radiator, fitted carpet.

### Bedroom

4.20m x 3.60m (13' 9" x 11' 10")

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

### Bedroom

3.10m x 2.00m (10' 2" x 6' 7")

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

### Bathroom

3.60m x 2.80m (11' 10" x 9' 2")

Double-glazed windows, inset ceiling spotlights, bathtub, walk-in shower, washbasin, WC, heated towel rail, radiator, tile flooring.

## OUTSIDE

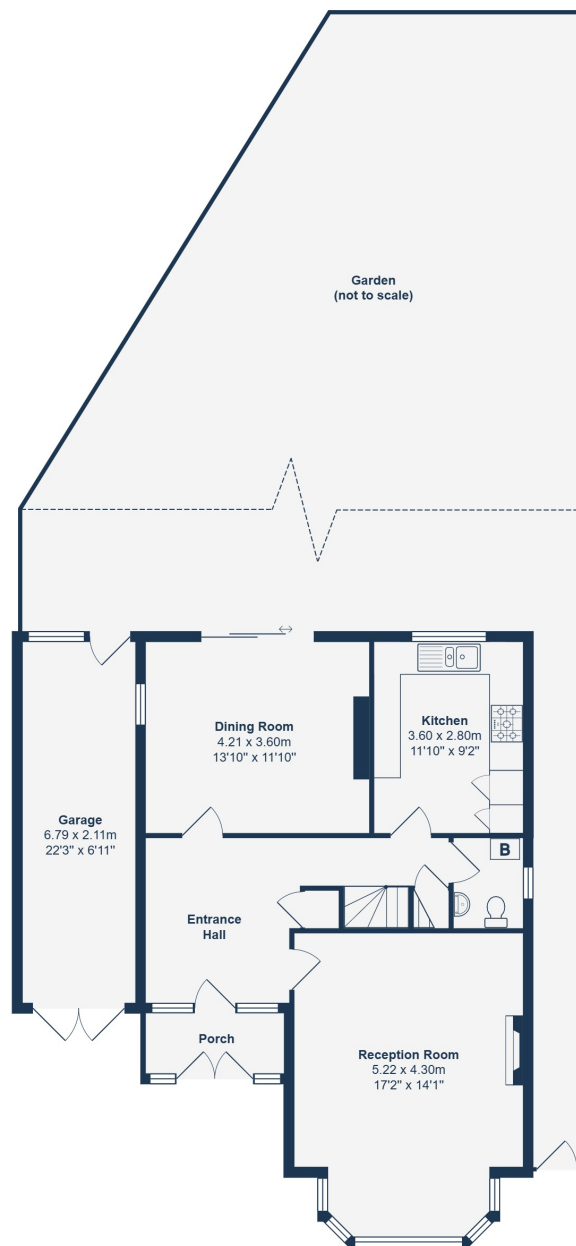
### Garden

Paved patio leading to raised garden, side access.

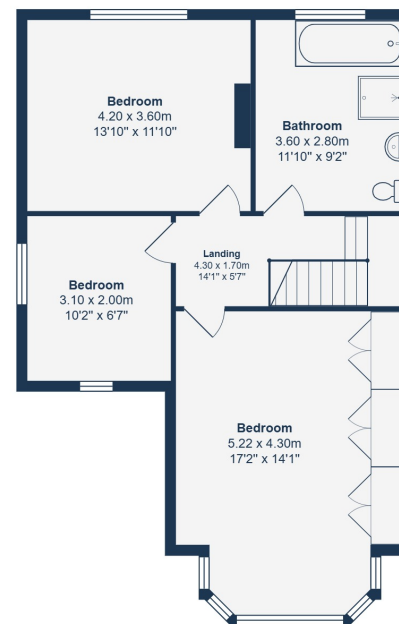
### Garage

6.79m x 2.11m (22' 3" x 6' 11")





Ground Floor



First Floor

Total Area: 134.2 m<sup>2</sup> ... 1444 ft<sup>2</sup> (excluding garage)

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.

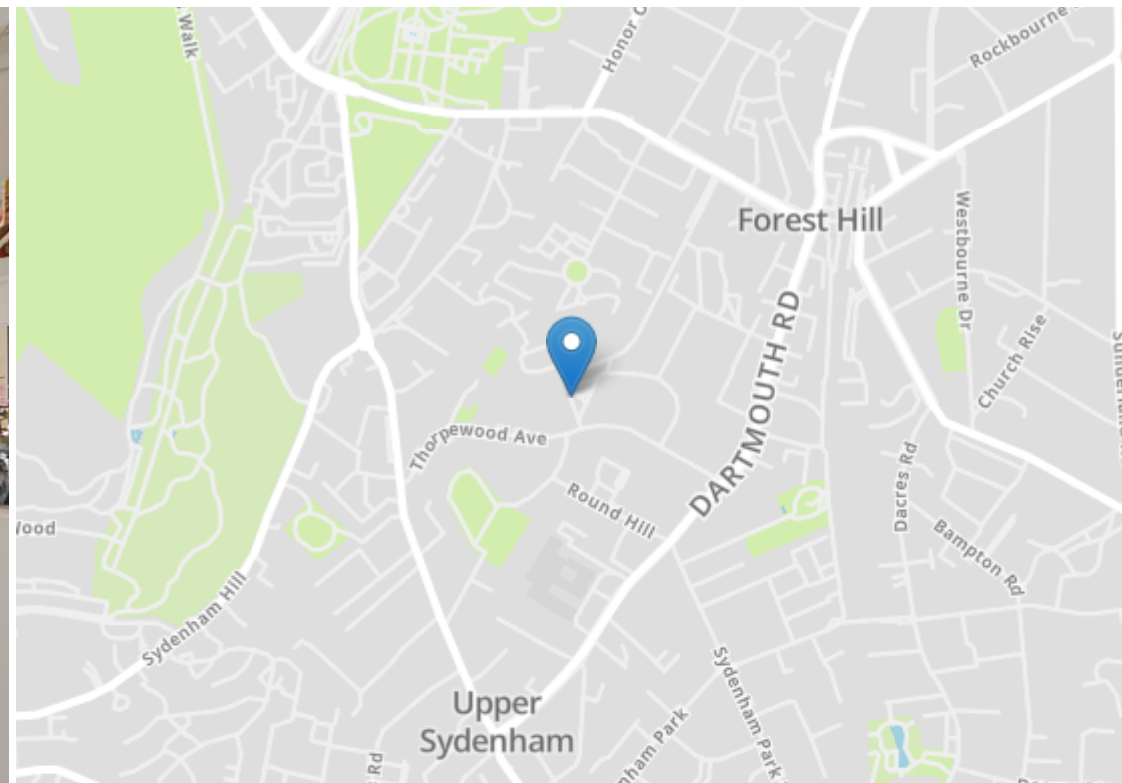












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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