

Stanfords

— sales & lettings —



£950,000 Freehold

5 bedroom semi-detached house

Ewelme Road

Forest Hill

Read all about it...

A wonderful 5-bedroom, semi-detached family home towards the top end of Ewelme Road in the heart of Forest Hill, offering stunning views across South-East London & Kent and a sun-drenched south-facing rear garden.

Over 1,500sqft and arranged over three floors the property comprises a spacious dining room with original windows, a lounge with sliding doors leading to the rear garden and a kitchen on the ground floor. The first floor provides two large double bedrooms, a third single, and the main family bathroom. The loft was extended in 2013 to create two bedrooms, a bathroom, and access to plenty of storage in the eaves.

The three-tiered south-facing garden has a patio seating area overlooking a large lawn space. The house requires some refinement throughout and has huge potential for further extension possibilities subject to planning, making it perfect for anyone seeking long-term ownership.

Additional benefits include off-street parking to the front and a garage to the side which is currently used for storage and a utility space.



LOFT EXTENDED
SOUTH FACING GARDEN
APPROX. 1,517SQFT

GARAGE
STUNNING VIEWS
0.5MI TO FOREST HILL STATION

Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Fitted carpet, storage cupboard, stairs leading to the first floor.

Reception Room

3.99m x 3.86m (13' 1" x 12' 8")

Double glazed sliding doors leading to the patio, laminate wood floor, working fireplace, pendant ceiling light, radiator.

Dining Room

3.85m x 3.64m (12' 8" x 11' 11")

Original windows to front, secondary internal glazing, fitted carpet, radiator.

Kitchen

2.01m x 5.31m (6' 7" x 17' 5")

Double glazed window overlooking the rear garden, side door, tiled floor, matching wall & base level units with wood effect worktops, double drainer sink with mixer tap, 5 ring gas hob with extractor hood, integrated double oven, plumbing for dishwasher, space for fridge freezer.

FIRST FLOOR

Landing

Original stained glass window to side, secondary internal glazing, wood floor, stairs leading to second floor.

Bedroom

3.86m x 3.66m (12' 8" x 12' 0")

Original windows to front, secondary internal glazing, fitted carpet, built-in wardrobes, radiator.

Bedroom

3.89m x 3.85m (12' 9" x 12' 8")

Double glazed window overlooking the rear, fitted carpet, radiator, built-in wardrobes.

Bedroom

2.04m x 3.17m (6' 8" x 10' 5")

Original windows to front, secondary internal glazing, fitted carpet, radiator.

Bathroom

2.05m x 3.27m (6' 9" x 10' 9")

Double glazed window to side, tiled floor and surround, tile enclosed bath, electric power shower, low-level WC, fixed wash basin, shower cubicle, heated towel rail, and powered extractor fan.

SECOND FLOOR

Landing

Wood floor, access to eaves storage.

Bedroom

3.11m x 3.95m (10' 2" x 13' 0")

Double-glazed doors open to a Juliette balcony, fitted carpet, a built-in wardrobe, and a radiator.

Bedroom

2.05m x 3.34m (6' 9" x 10' 11")

Double glazed windows to side and rear, fitted carpet, radiator.

Shower Room

1.84m x 2.40m (6' 0" x 7' 10")

Skylight, tiled floor and fully tiled walls, shower cubicle, low-level WC, fixed wash basin, heated towel rail.

OUTSIDE

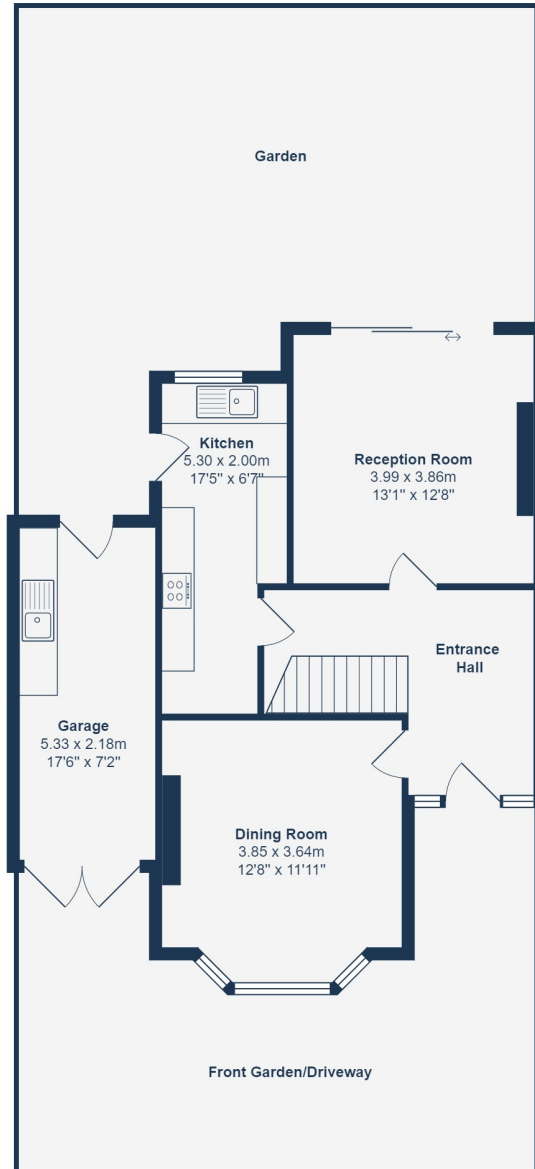
Garage

2.18m x 5.33m (7' 2" x 17' 6")

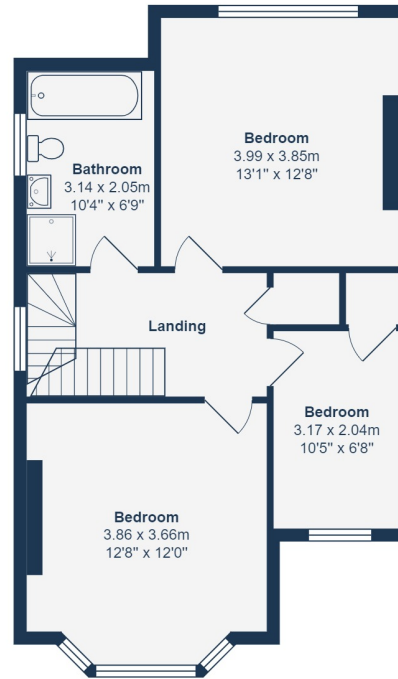
Plumbing for washing machine, boiler, sink with mixer tap.

Garden

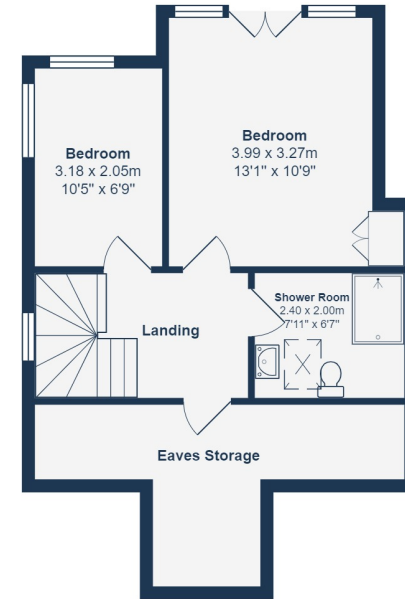
South facing three tiered garden with patio area and large lawn space. Shed and greenhouse.



Ground Floor



First Floor



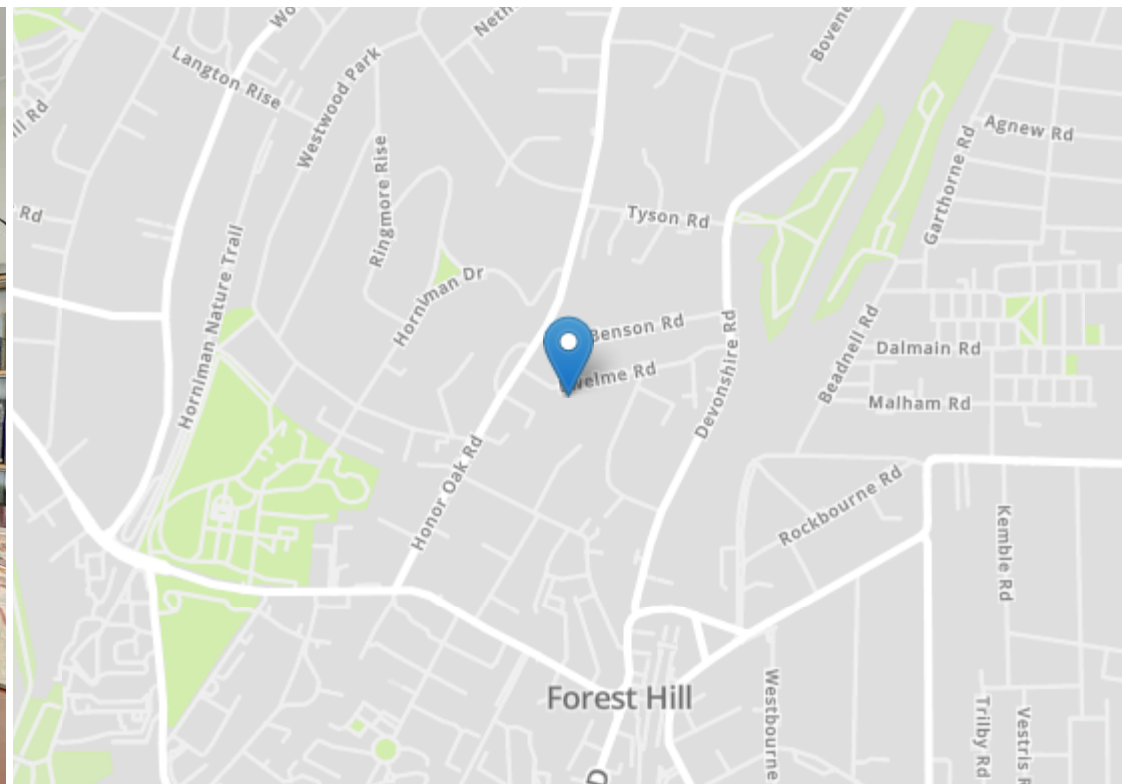
Second Floor

Total Area: 140.9 m² ... 1517 ft² (excluding eaves storage, garage, garden, front garden/driveway)

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		82
(69-80) C		
(55-68) D	63	
(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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