

Stanfords  
— sales & lettings —



**£1,150,000 Freehold**  
5 bedroom semi-detached house

Aylward Road  
Forest Hill

## Read all about it...

A stylish and thoughtfully extended semi-detached house, offering over 2,000 sq. ft. of versatile living space in the heart of Forest Hill.

Immaculately presented throughout, this home combines modern convenience with classic period charm.

The ground floor opens with a welcoming entrance hall leading to a formal reception room, complete with sash bay windows, ornate detailing, and bespoke fitted cabinetry—an ideal spot for relaxing or entertaining. To the rear, an expansive open-plan living area has been thoughtfully designed to create a cohesive yet clearly defined space. A sleek handmade kitchen with ample storage and workspace flows seamlessly into a lounge area, centred around a cosy wood-burning stove and bespoke media unit—perfect for relaxing. The dining area is flooded with natural light and opens directly onto the leafy, tranquil rear garden, making it ideal for family life and entertaining.

On the first floor, you'll find four bedrooms—three generous doubles and a smaller fourth room currently used as a home office—alongside a stylish shower room. The loft has been extended to create a spectacular principal suite, complete with a stunning four-piece bathroom. Natural light floods this space, giving it a bright and airy atmosphere.

Situated on a quiet residential street, the property is just a short walk from Forest Hill town centre, where you'll find a wide variety of shops, supermarkets, cafés, and restaurants. Forest Hill Station provides fast and frequent London Overground and National Rail connections into Central London. The area is also popular with families, thanks to its highly regarded nurseries and schools.

**EXTENDED FAMILY HOME  
FIVE BEDS & TWO BATHS  
0.6MI TO FOREST HILL STATION**

**OPEN PLAN LIVING SPACE  
LIGHT & MODERN INTERIORS  
TOTAL AREA - 2,044SQFT.**



**Like what you see?**

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## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, wood flooring, underfloor heating.

### Reception Room

4.82m x 3.92m (15' 10" x 12' 10")

Double-glazed sash windows, pendant ceiling light, built-in shelving units, wood flooring, underfloor heating.

### Lounge

4.10m x 12.6m (13' 5" x 41' 4")

Pendant ceiling light, Sonos sound system, wood burning stove, alcove cabinetry, wood flooring, underfloor heating.

### Kitchen

4.09m x 3.11m (13' 5" x 10' 2")

Double-glazed windows, inset ceiling spotlights, wall-mounted lights, bespoke handmade kitchen units, butler sink with boiler water tap, integrated dishwasher and microwave, wood flooring, underfloor heating.

### Dining Room

5.49m x 2.67m (18' 0" x 8' 9")

Double-glazed doors to garden, skylight, inset ceiling spotlights, pendant ceiling lights, wood flooring, underfloor heating.

### WC

Double-glazed window, pendant ceiling light, washbasin, WC, wood flooring, underfloor heating.

## FIRST FLOOR

### Bedroom

4.82m x 3.91m (15' 10" x 12' 10")

Double-glazed sash windows, pendant ceiling light, built-in wardrobes, radiator, wood flooring.

### Bedroom

4.35m x 2.86m (14' 3" x 9' 5")

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

### Bedroom

4.09m x 3.05m (13' 5" x 10' 0")

Double-glazed windows, pendant ceiling light, storage cupboard, radiator, fitted carpet

### Bedroom

3.13m x 2.75m (10' 3" x 9' 0")

Double-glazed window, pendant ceiling light, built-in cabinetry and desk, radiator, fitted carpet.

### Shower Room

2.51m x 1.78m (8' 3" x 5' 10")

Double-glazed sash window, ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

## FIRST FLOOR

### Bedroom

5.61m x 4.39m (18' 5" x 14' 5")

Double-glazed sash windows, inset ceiling spotlights, built-in wardrobes, radiator, fitted carpet.

### Bathroom

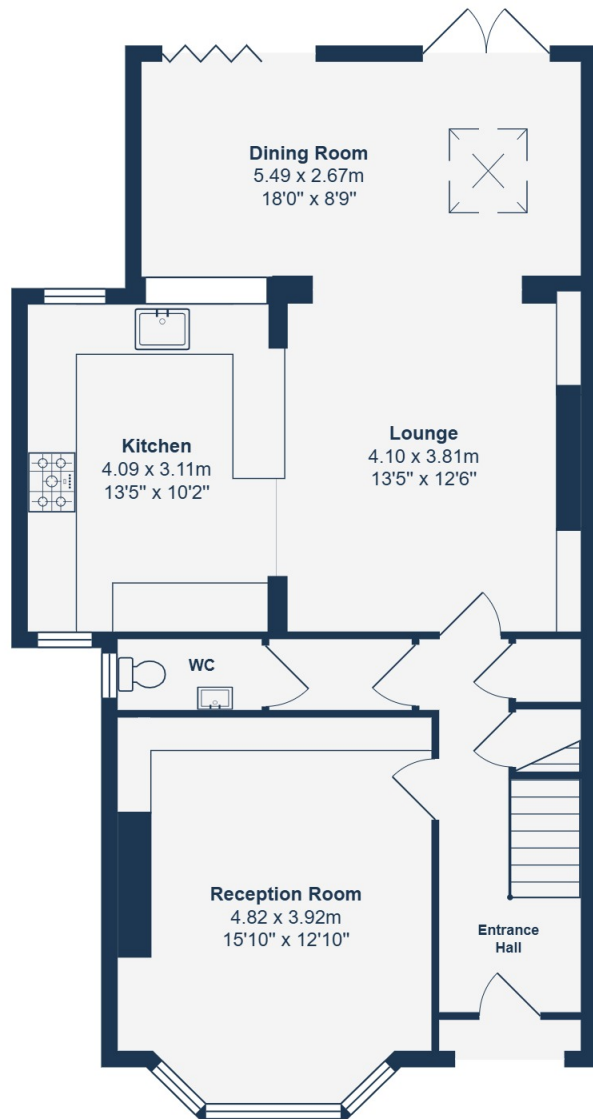
4.23m x 3.25m (13' 11" x 10' 8")

Double-glazed roof windows, inset ceiling spotlights, wall-mounted lights, walk-in shower, freestanding bathtub, washbasin, WC, heated towel rail, eaves storage, wood flooring.

## OUTSIDE

### Garden

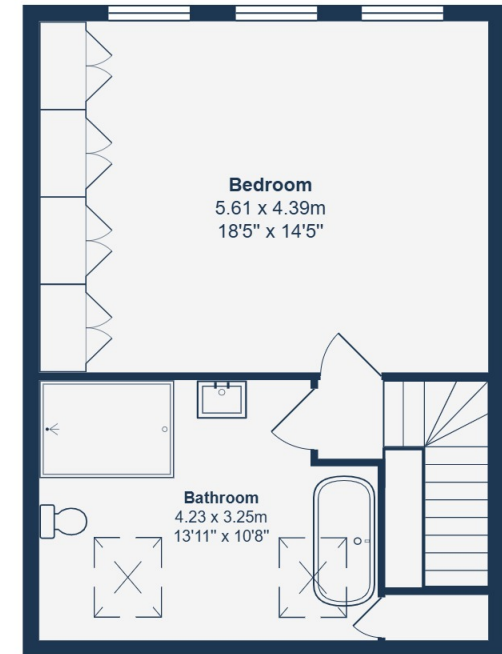
Paved garden with mature plants and trees.



**Ground Floor**



**First Floor**



**Second Floor**

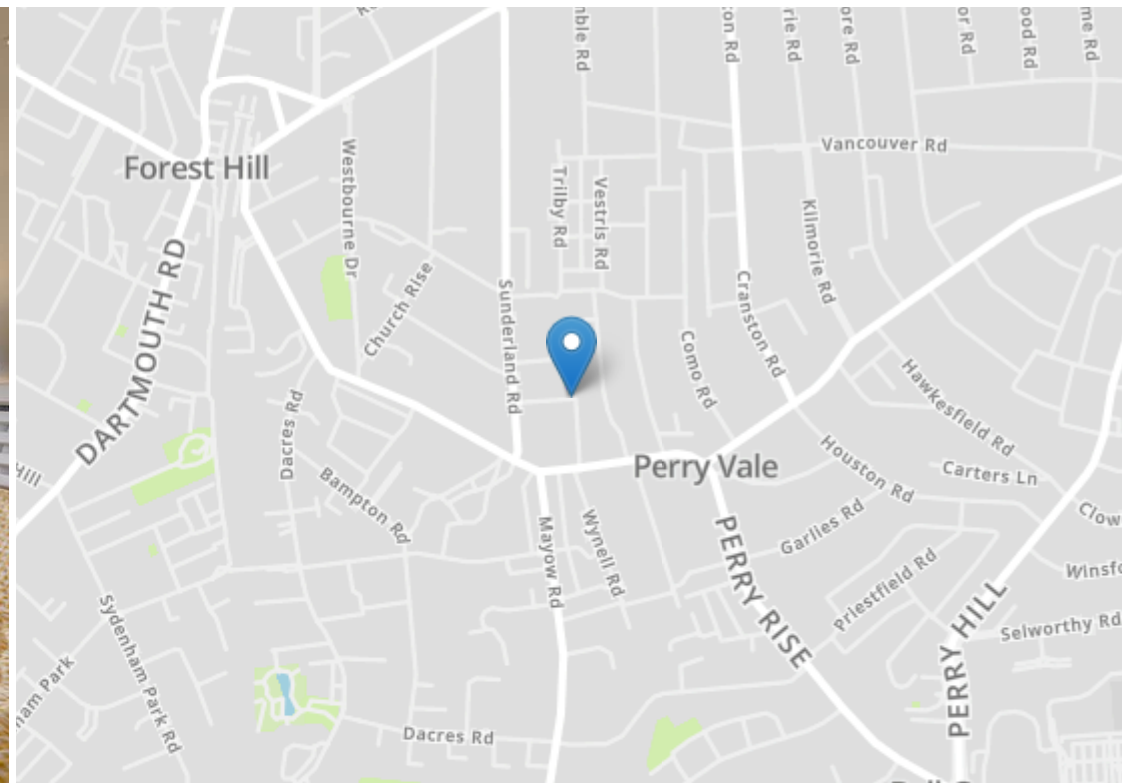
Total Area: 189.9 m<sup>2</sup> ... 2044 ft<sup>2</sup>

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.







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