



£950,000 Freehold
5 bedroom semi-detached house

Stanstead Road
Forest Hill

Read all about it...

An exciting opportunity for buyers seeking a property they can truly put their own stamp on, this spacious five-bedroom semi-detached home is offered to the market with no onward chain.

Arranged across three floors, the property features two reception rooms and a generous kitchen/diner on the ground floor, with five double bedrooms and a family bathroom arranged over the upper levels. Further benefits include off-street parking via a private driveway, a large rear garden, and excellent potential to transform the property into an impressive family home or investment opportunity.

Ideally located for Forest Hill, Crofton Park, and Honor Oak Park stations, the property offers convenient access into Central London, alongside nearby green spaces such as Blythe Hill Fields. The area is well served by independent cafés, shops, nurseries, and highly regarded schools, making it particularly popular with families.

GROUND FLOOR

Entrance Hall

Window to side, pendant ceiling light, radiator, access to cellar, fitted carpet.

Reception Room

4.94m x 4.17m (16' 2" x 13' 8")

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

Reception Room

5.71m x 3.79m (18' 9" x 12' 5")

French doors to lean-to, pendant ceiling light, radiator, fitted carpet.

Dining Room

3.83m x 3.48m (12' 7" x 11' 5")

Double-glazed window, inset ceiling spotlights, storage cupboards, radiators, wood flooring.

Kitchen

3.83m x 2.41m (12' 7" x 7' 11")

Double-glazed window, track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven and gas hob, tile flooring.

WC

Window, ceiling light, WC, washbasin.

FIRST FLOOR

Bedroom

6.01m x 5.03m (19' 9" x 16' 6")

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

Bedroom

4.09m x 3.82m (13' 5" x 12' 6")

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

Bathroom

2.43m x 2.21m (8' 0" x 7' 3")

Window, ceiling light, bathtub with shower, washbasin on vanity unit, WC, radiator, tile flooring.

Bedroom

3.69m x 3.49m (12' 1" x 11' 5")

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

SECOND FLOOR

Bedroom

4.09m x 3.88m (13' 5" x 12' 9")

Window, pendant ceiling light, fitted carpet.

Bedroom

4.15m x 3.88m (13' 7" x 12' 9")

Window, pendant ceiling light, walk-in storage cupboard, built-in wardrobe, fitted carpet.

CELLAR

OUTSIDE

Garden

Large garden with side access.



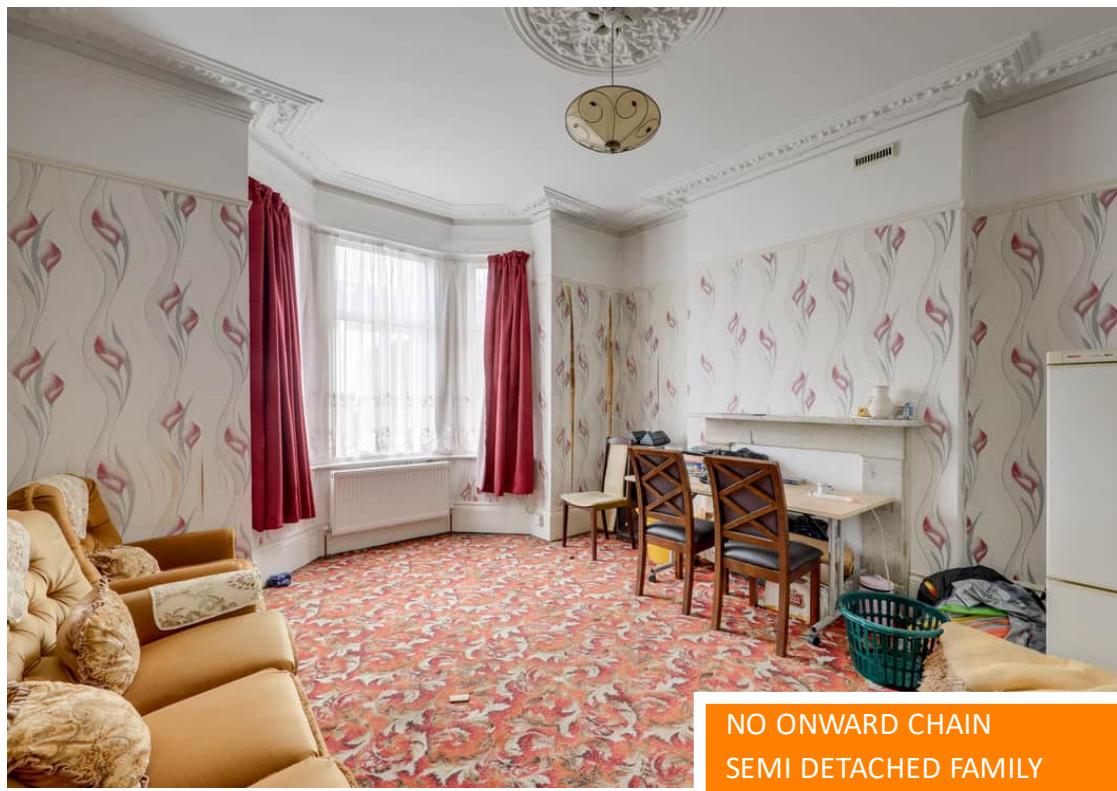
Total Area: 204.8 m² ... 2205 ft²

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.

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NO ONWARD CHAIN
SEMI DETACHED FAMILY
HOME
LARGE GARDEN



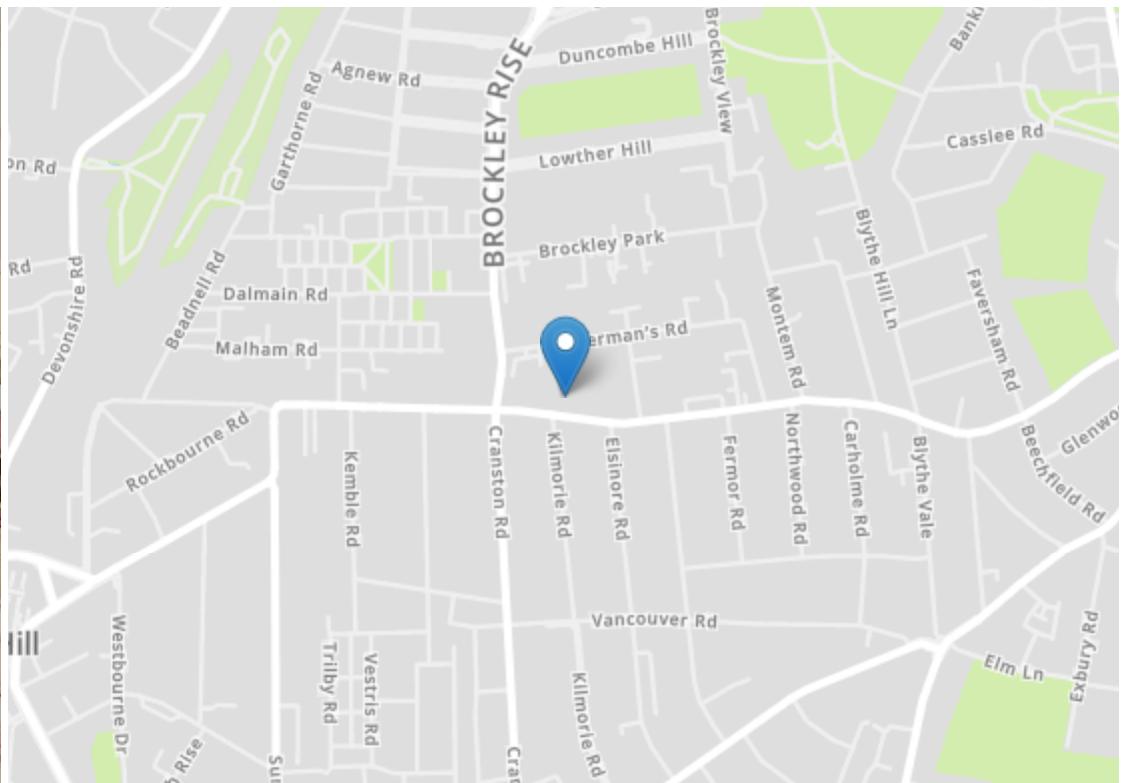
RENOVATION REQUIRED
DRIVEWAY & CELLAR
FIVE DOUBLE BEDROOMS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	54
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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