



£750,000 Freehold
3 bedroom semi-detached house

Cranston Road
Forest Hill

Read all about it...

A light-filled and spacious three-bedroom semi-detached home, beautifully presented and ideal for buyers seeking a move-in-ready property in a well-connected and family-friendly location.

Benefitting from a generous paved driveway, the property impresses with stylish modern interiors throughout. The ground floor offers a bright front reception room and a separate dining room with sliding doors that open onto a raised terrace. The contemporary kitchen is thoughtfully designed with sleek units, integrated appliances, ample worktop space, and a built-in breakfast bar. Dual-aspect windows flood the space with natural light, making it both practical and inviting. A convenient downstairs WC and bespoke understairs storage provide added functionality and clever use of space.

To the rear, the expansive garden includes side access, useful storage, and a large, fully powered studio—ideal as a home office, creative workspace, or home gym.

Upstairs, the first floor hosts three well-proportioned bedrooms, including two generous doubles with built-in wardrobes. A modern family bathroom features both a walk-in shower and a separate bathtub. The loft provides additional storage and offers scope for future extension (STPP).

Cranston Road is ideally located for Forest Hill Station, with fast National Rail and Overground services into Central London. Catford and Catford Bridge stations are also within easy reach, offering further commuter options. Local amenities include independent cafés, shops, and eateries, while Bell Green Retail Park and Forest Hill town centre provide a wider array of supermarkets and high street names. The nearby Horniman Museum and Gardens—with its panoramic views, landscaped grounds, and weekly Sunday market—adds to the area's appeal. Families are well-served with a number of highly regarded local schools, including Perrymount and Kilmore Primaries.

A move-in-ready family home in a thriving and well-connected neighbourhood.

Council Tax: Lewisham band E

**THREE BED FAMILY HOME
LARGE GARDEN WITH STUDIO
PAVED DRIVEWAY**

**MODERN KITCHEN &
BATHROOM
LIGHT & MODERN INTERIORS
0.7 MI TO FOREST HILL STATION**



Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage cupboards, radiator, laminate wood flooring.

Reception Room

5.04m x 3.80m (16' 6" x 12' 6")

Double-glazed windows, pendant ceiling light, radiator, laminate wood flooring.

Dining Room

4.23m x 3.30m (13' 11" x 10' 10")

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

Kitchen

5.55m x 2.34m (18' 3" x 7' 8")

Double-glazed windows and door to garden, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, microwave, grill, oven and 5 ring gas hob, extractor hood, combi boiler, breakfast bar, radiator, laminate wood flooring.

WC

Window to side, ceiling light, washbasin, WC, laminate wood flooring.

FIRST FLOOR

Landing

Window to side, pendant ceiling light, loft access, fitted carpet.

Bedroom

5.04m x 3.84m (16' 6" x 12' 7")

Double-glazed windows, ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom

4.23m x 3.33m (13' 11" x 10' 11")

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

Bedroom

3.04m x 2.33m (10' 0" x 7' 8")

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

Bathroom

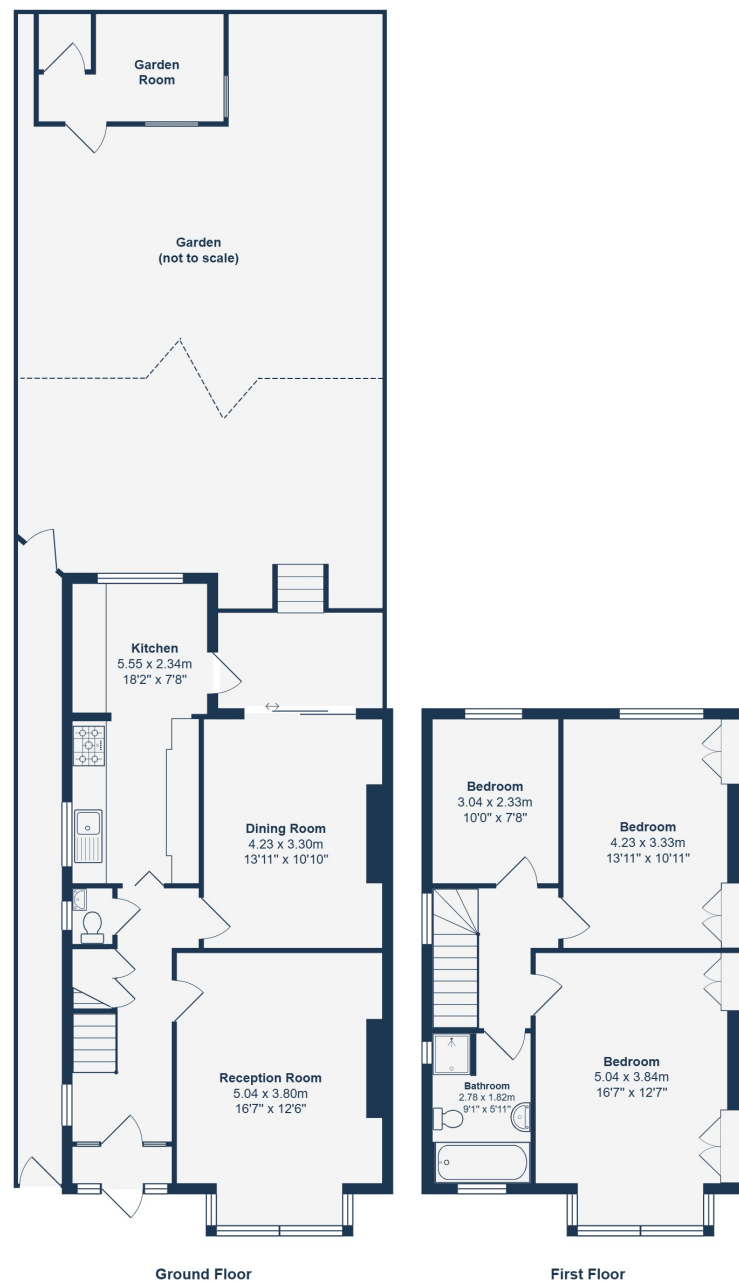
2.78m x 1.82m (9' 1" x 6' 0")

Double-glazed windows, ceiling light, bathtub with handheld shower, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Large east facing garden with side access, storage cupboards, fully insulated garden studio with power to rear.



Ground Floor

First Floor

Total Area: 108.7 m² ... 1170 ft² (excluding garden room)

Drawn for Stanfords Sales & Lettings
This floor plan 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.





