

Stanfords
— sales & lettings —



£875,000
3 bedroom

Round Hill
Sydenham

Read all about it...

This 1920's family home was built by one of Forest Hill's most famous fathers. Ted Christmas built quality family homes in the early 20th century and built in the Arts & Crafts style of the period. This home is nestled in a quiet road, just 0.6 miles from the station, and is over 115 sqm with three spacious double bedrooms on the first floor. Downstairs the wide hallway opens onto an airy lounge with leaded light bay to the front and feature fireplace, there is a separate dining room which is open to the cottage style kitchen.

Step into the private garden and you find a tranquil retreat perfect for unwinding or entertaining guests. The property is neat and tidy but does require some updating, it is also an opportunity to purchase a home in a location where property rarely comes to the market.

With no chain, the property offers a hassle-free transaction, allowing you to move forward with confidence. Enjoy easy access to local amenities, including shops, good schools, cafes, the terrific Forest Hill Swimming Pool and numerous local parks. There are excellent transport links into London, ensuring everything you need is within reach.



PERIOD BUILDING
3 DOUBLE BEDROOMS
CHAIN FREE

0.6 MI TO FOREST HILL STATION
ORIGINAL FEATURES
PRIVATE GARDEN

Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information



GROUND FLOOR

Hallway

4.85m x 2.09m (15' 11" x 6' 10")

Fitted Carpet, Wooden Banister, Pendant Light Fixture, Radiator, Built-in Storage Cupboard.

Lounge

4.64m x 4.55m (15' 3" x 14' 11")

Bay Window to Front, Fitted Carpet, Period Fireplace, Chandelier Light Fixture.

Reception Room

3.95m x 3.91m (13' 0" x 12' 10")

Casement Window to Rear, Fitted Carpet, Chandelier Light Fixture, Brick Fireplace and Mantel, Radiator.

Kitchen

3.78m x 2.83m (12' 5" x 9' 3")

Tiled Flooring, Extraction Vent, Built-in Cupboard and Matching Base Units, Double Glazed Window and Door with Access to Rear, Built-in Wood Shelving, Ceramic Basin with Single Faucet Mixer Tap and Drainage Area, Breakfast Bar.

FIRST FLOOR

Landing

Fitted Carpet, Pendant Lighting, Wooden Banister

Bedroom

3.37m x 2.58m (11' 1" x 8' 6")

Fitted Carpet, Casement Window, Pendant Lighting Fixture.

Bedroom

4.87m x 4.15m (16' 0" x 13' 7")

Fitted Carpet, Double Glazed Awning Window, Pendant Lighting Fixture, Wall Fixed Lighting Fixture, Built-in Storage Cupboards.

Bedroom

3.91m x 3.63m (12' 10" x 11' 11")

Fitted Carpet, Bay Window to Front, Pendant Lighting Fixture, Built in-Storage Cupboards.

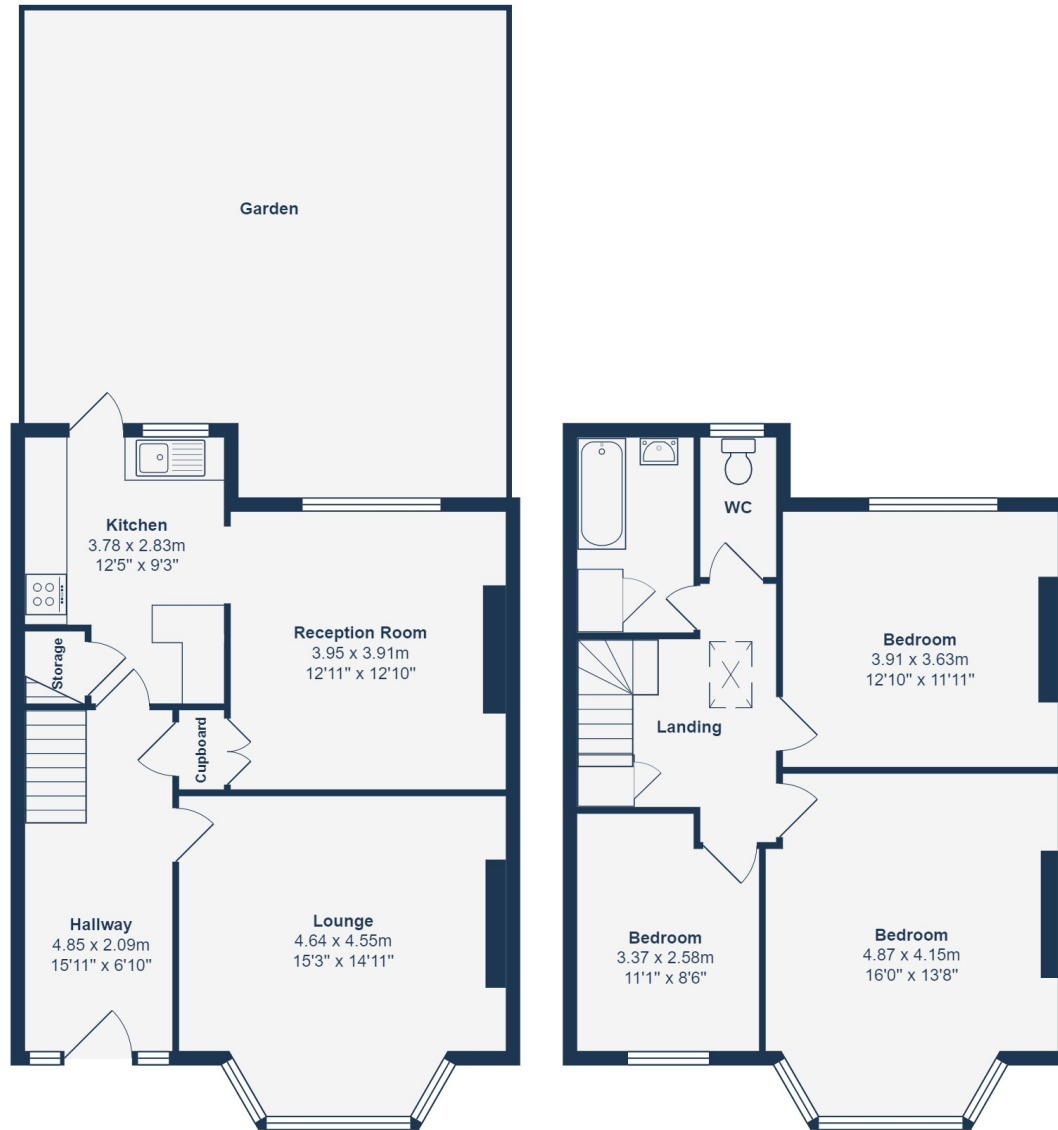
Bathroom

Double Glazed Frosted Casement Window, Pendant Lighting, Hand Wash Basin with Hot and Cold Tap, Airing Cupboard, Ceramic Bath Tub & W/C and towel rail.

OUTSIDE

Garden

Mainly laid to lawn with shrub borders



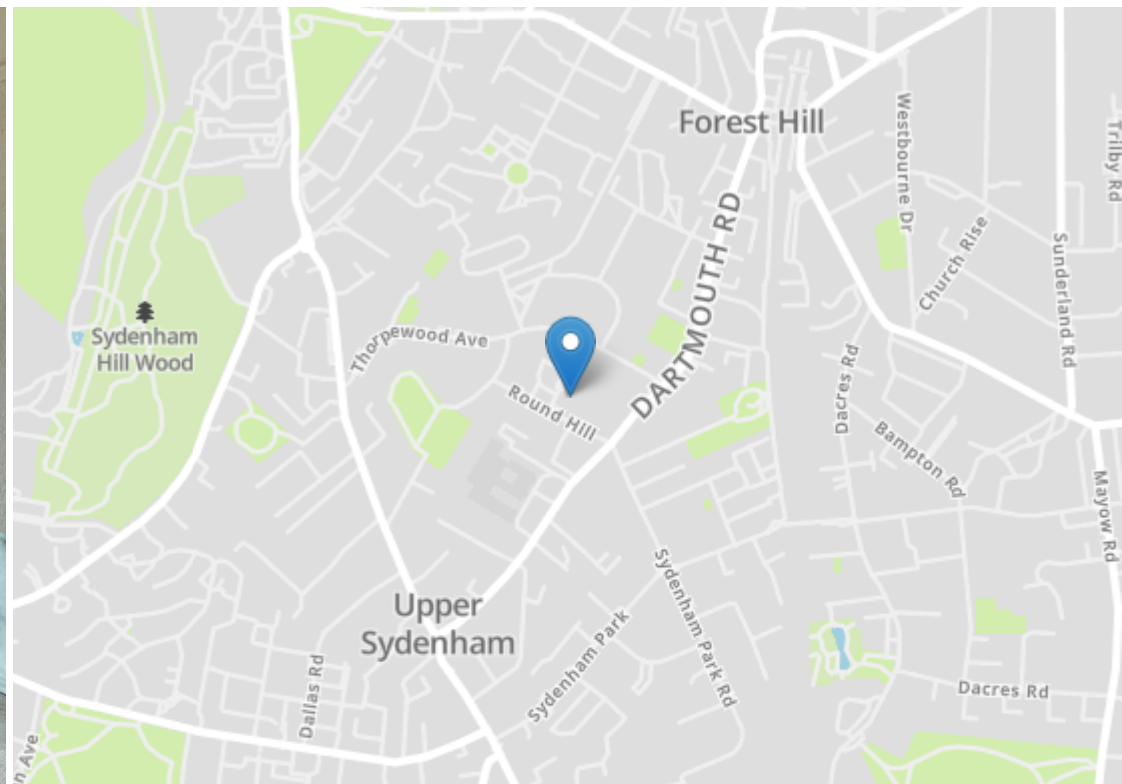
Total Area: 115.5 m² ... 1243 ft² (excluding garden)

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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