



**£675,000 Freehold**  
2 bedroom terraced house

Trilby Road  
Forest Hill

# Read all about it...

Nestled away in a quiet tree-lined street just a short distance away from Forest Hill's town centre sits this attractive 'London Stock' brick-fronted Edwardian house. The property benefits from close proximity; to a number of popular, including 'Ofsted Outstanding,' primary schools, a variety of public green spaces and the local station where Overground and Southern services are available.

Internally, the property spans almost 800 sqft of internal space. The ground floor comprises; the entrance hall with understairs storage cupboard, a spacious reception room with period features such as bay window with wooden shutter blinds, exposed wooden floors, ceiling cornice, and a kitchen/dining area with patio doors leading to a private garden.

The first floor comprises; 2 double bedrooms with built-in wardrobes and double-glazed windows, and a recently renovated modern bathroom with a three-piece suit.

Externally, the property benefits from a partly patioed, partly laid to lawn garden with mature trees offering privacy.

## GROUND FLOOR

### Entrance Hall

Pendant lights, stairs with fitted carpet leading to the first floor, understairs storage cupboard, fitted carpet.

### Reception Room

3.99m x 3.16m (13' 1" x 10' 4")

Pendant light, double-glazed bay windows with wooden shutters, wall-to-ceiling cornice, picture rail, fireplace, tiled hearth, radiator, stripped wood floorboards.

### Dining Room

3.70m x 2.60m (12' 2" x 8' 6")

Pendant light, radiator, patio doors to the garden, stripped wood floorboards.

### Kitchen

2.63m x 2.05m (8' 8" x 6' 9")

Pendant light, double-glazed window, matching base units, tiled splashback, electric oven, gas hob with overhead fan extractor, laminate top surfaces, double stainless steel sink with drainer, stripped wood floorboards.

## FIRST FLOOR

### Landing

Pendant light, fitted carpet.

### Bedroom

4.07m x 3.92m (13' 4" x 12' 10")

Pendant light, double-glazed windows, built-in wardrobe, fireplace, radiator, fitted carpet.

### Bedroom

3.62m x 2.73m (11' 11" x 8' 11")

Pendant light, double-glazed window, built-in wardrobe, fireplace, radiator, fitted carpet.

### Bathroom

2.66m x 1.93m (8' 9" x 6' 4")

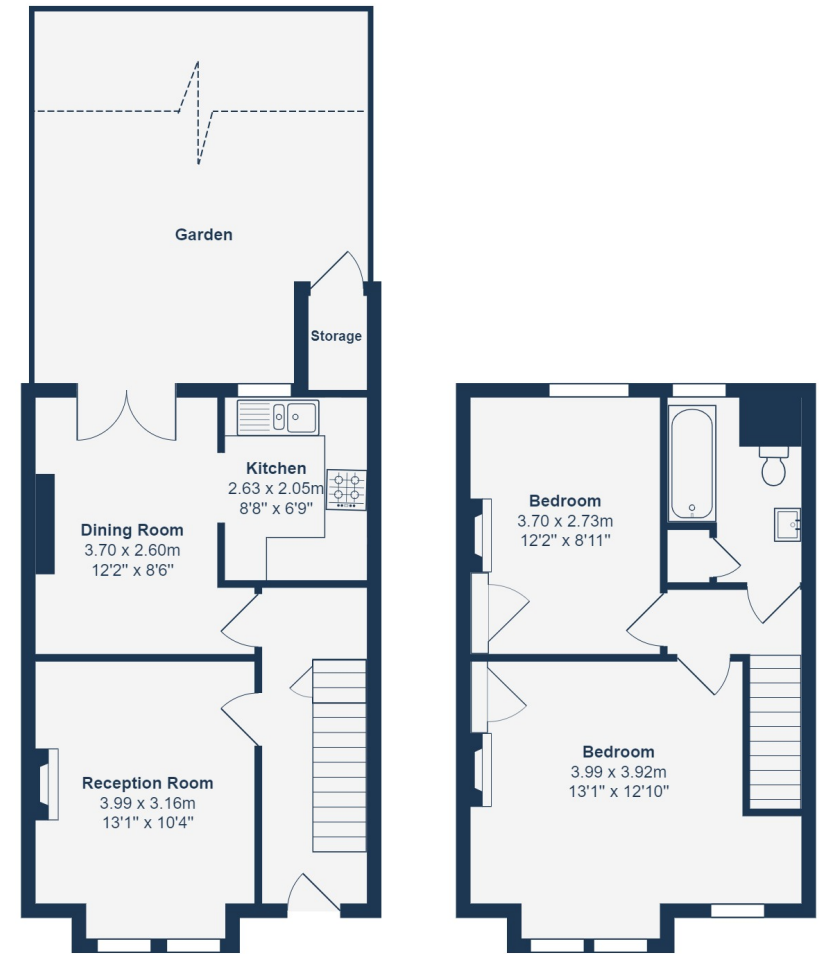
Spotlights, double-glazed window, bathtub with rainfall showerhead, tiled splashback, storage cupboard, sink, heated towel rail, WC, tiled flooring.

## OUTSIDE

### Garden

13.00m x 5.00m (42' 8" x 16' 5")

Garden is surrounded by a wooden fence, patioed dining area, well-maintained lawn, concrete pathway leading to the garden shed, built-in storage room.



GROUND FLOOR

FIRST FLOOR

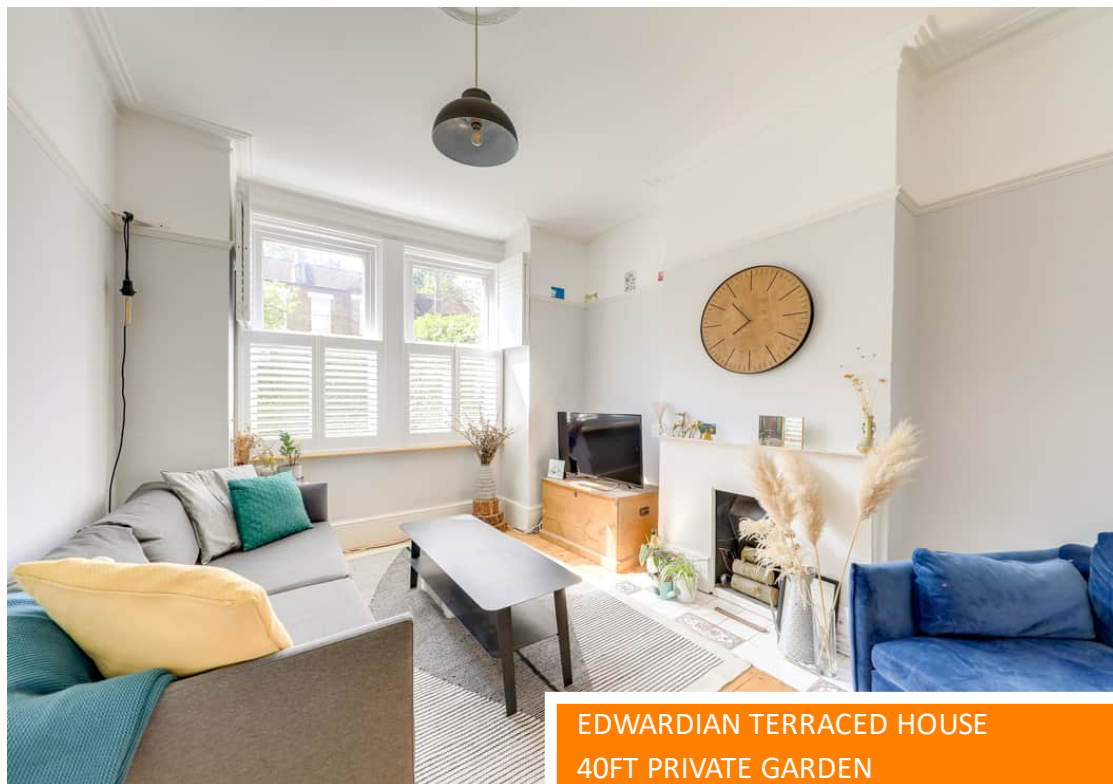
Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup>

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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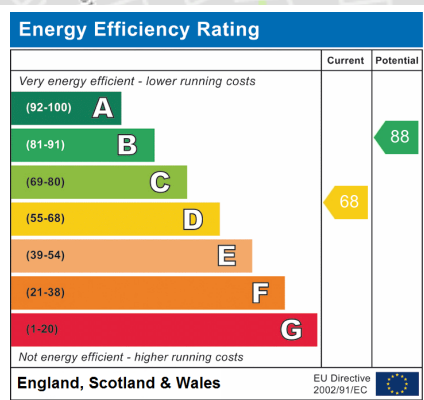
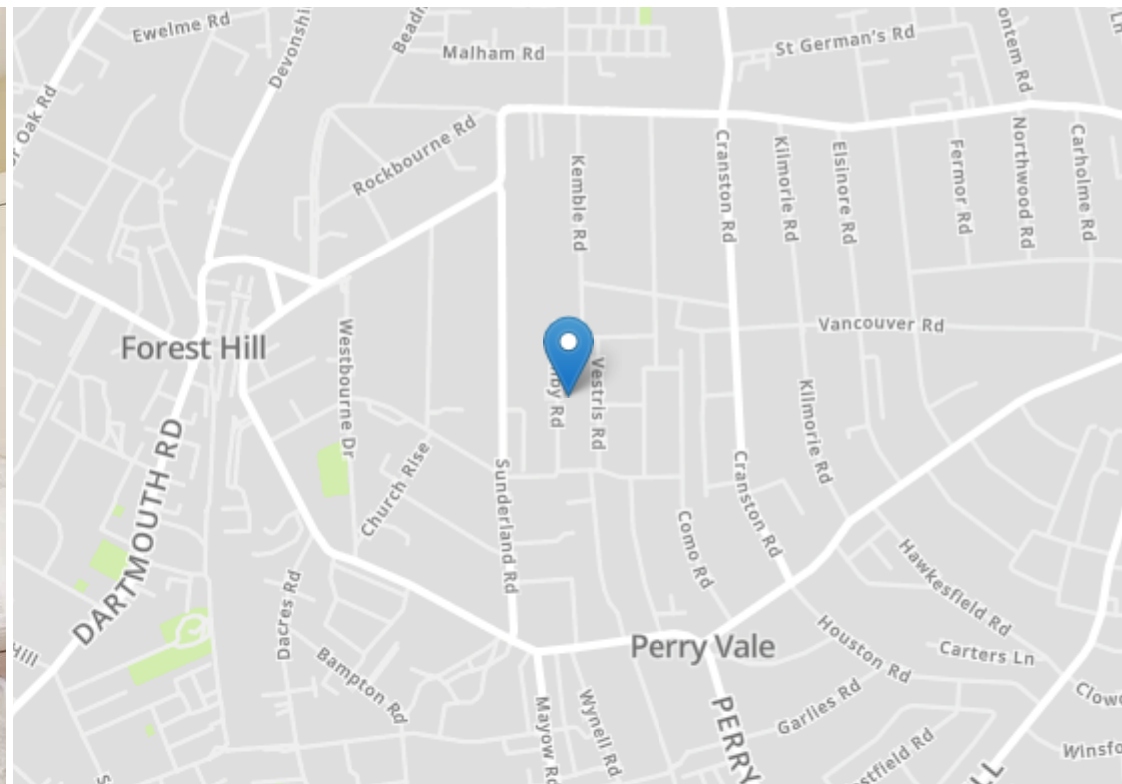
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