



£825,000 Freehold
3 bedroom end of terrace house

The Coach House
Forest Hill

Read all about it...

Nestled on the highly desirable Manor Mount in Forest Hill, this spacious end-of-terrace house offers a fantastic opportunity to create your perfect home.

The property features three generously sized double bedrooms, two with ensuite bathrooms. The ground floor boasts a bright and inviting front reception room, leading to a kitchen diner, perfect for entertaining. Outside, you'll find a large rear garden, while off-street parking at the front adds convenience.

This chain-free property is ideally located just 0.3 miles from Forest Hill station, providing excellent transport links. You'll also be within easy reach of local shops, cafes, the renowned Horniman Gardens, and within the catchment area for Fairlawn Primary School, making this home perfect for a couple or small family.



**THREE DOUBLE BEDROOMS
LARGE REAR GARDEN
SOUGHT-AFTER LOCATION**

**CHAIN FREE!
TOTAL AREA - 1,244SQFT.
0.3 MI FROM FOREST HILL
STATION**



Like what you see?

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



The kitchen features light grey cabinets with brass handles. The countertop is black, and the backsplash is made of light-colored tiles. A stainless steel range hood is positioned above the gas stove. A black oven is integrated into the cabinetry. A white washing machine is built into the lower cabinets. The floor is made of light-colored wood.



GROUND FLOOR

Entrance Hall

Wood floor, stairs leading to the first floor.

Reception Room

3.5m x 3.92m (11' 6" x 12' 10")

Double-glazed bay window to front with wooden shutters, wood floor, built-in media unit, and radiator.

Kitchen/Diner

4.87m x 2.88m (16' 0" x 9' 5")

Double-glazed window to rear, double-glazed french doors leading to the garden, laminate wood floor, matching wall & base level units with laminate worktops, two stainless sinks with mixer tap, four-ring gas hob with extractor hood, electric oven, plumbing for washing machine, boiler.

WC

Wood floor, fixed wash basin, low-level WC.

FIRST FLOOR

Landing

Stairs leading to the second floor, fitted carpet.

Bedroom

4.31m x 2.88m (14' 2" x 9' 5")

Double-glazed windows to the rear, fitted carpet, fitted wardrobes, radiator.

Bedroom

3.52m x 4.74m (11' 7" x 15' 7")

Double glazed bay window to the front with wooden shutters, fitted carpet radiator, en-suite shower room.

En-Suite

Window to the side, tiled floor, tiled surround, shower enclosure, fixed wash basin, low-level WC.

Bathroom

Window to side, tiled floor, tiled surround, panel-enclosed bath with shower, low-level Wc, fixed wash basin, vanity unit, powered extractor fan.

SECOND FLOOR

Bedroom

3.54m x 5.87m (11' 7" x 19' 3")

Two skylights, fitted carpet, built-in wardrobes and drawers, open to the Bathroom.

Bathroom

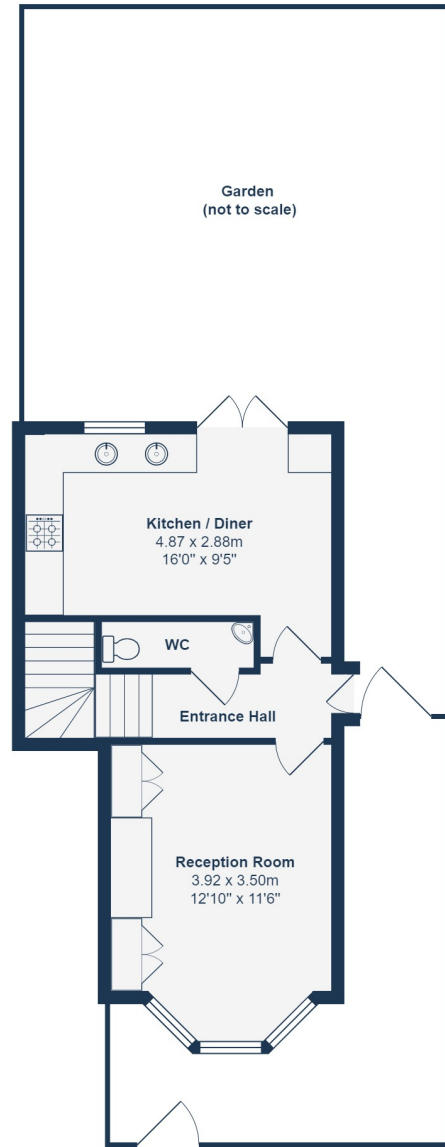
3.74m x 2.88m (12' 3" x 9' 5")

Skylight, part tiled floor, corner bath with shower attachment, powered extractor fan, low-level WC, fixed wash basin, built-in storage.

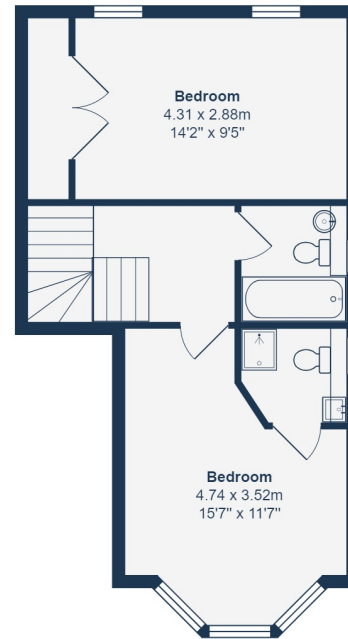
OUTSIDE

Garden

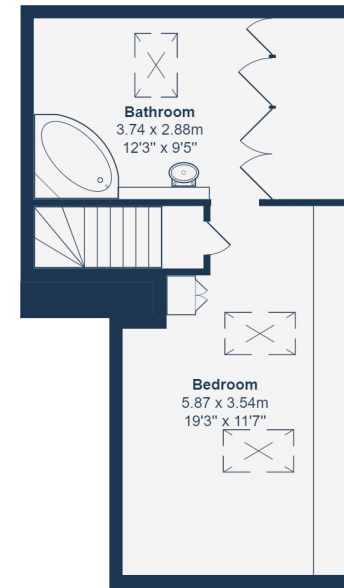
Patio area leading to a raised lawn.



Ground Floor
Area: 39.2 m² ... 422 ft²



First Floor
Area: 40.0 m² ... 431 ft²



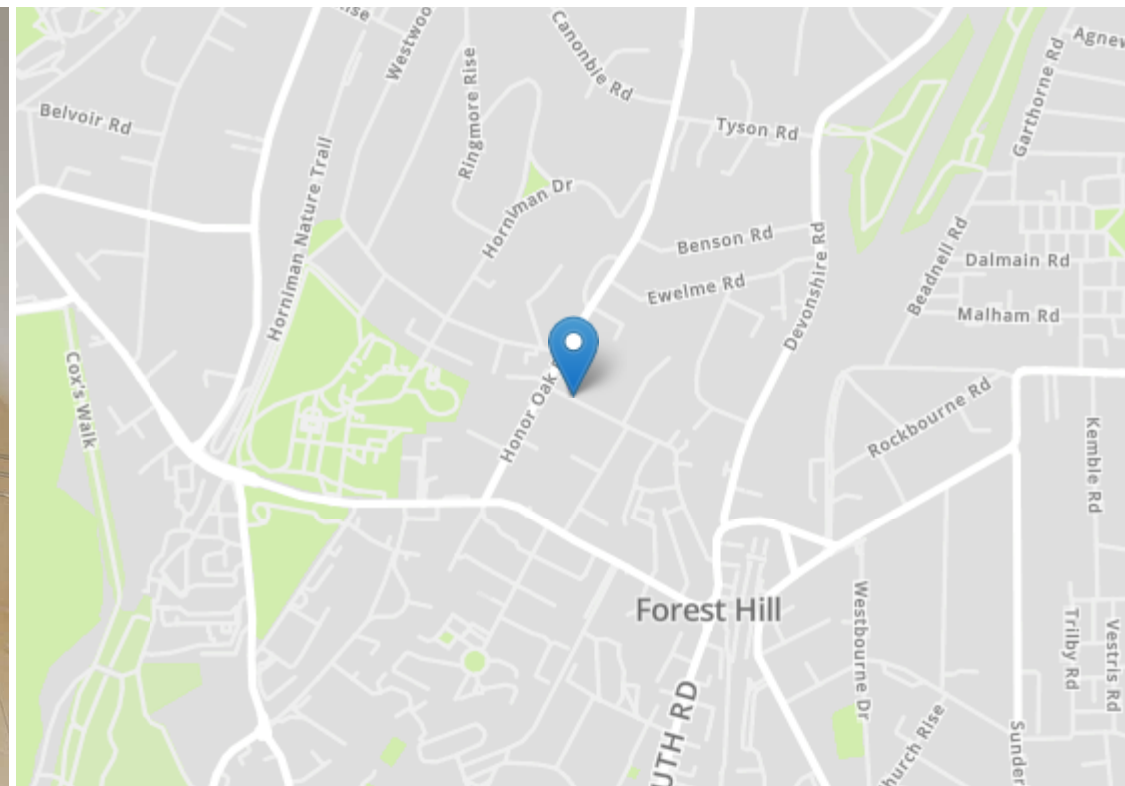
Second Floor
Area: 36.3 m² ... 391 ft²

Total Area: 115.6 m² ... 1244 ft² (excluding garden (not to scale))

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.