



**£950,000 Freehold**  
4 bedroom semi-detached house

Devonshire Road  
Forest Hill



# Read all about it...

An expansive and characterful four-bedroom semi-detached Victorian home offering over 1,550 sq ft of internal space — ideal for growing families seeking generous proportions and scope to further extend (STPP).

Perfectly positioned between Forest Hill and Honor Oak Park, the property enjoys easy access to a vibrant mix of independent shops, cafés, restaurants, and excellent transport links via both National Rail and London Overground services.

Stepping inside, the home welcomes you via a generous entrance hall, featuring stripped wood flooring and period details that nod to its Victorian heritage. To the front, a bright and elegant reception room offers a warm, inviting space to relax. To the rear, a spacious kitchen/diner opens into a light-filled conservatory, creating a versatile area for family living or entertaining.

Upstairs, the first floor hosts a generous principal bedroom with a striking bay window, alongside a second double bedroom overlooking the garden. Both are served by a well-appointed shower room. The top floor features two further double bedrooms, each with built-in wardrobes and ample natural light, as well as a family bathroom.

Outside, the rear garden is a peaceful haven — beautifully landscaped with mature borders and a lush lawn, perfect for outdoor dining, play, or quiet retreat. Side access provides additional convenience, while off-street parking sits at the front of the property. The property also benefits a useful cellar providing additional storage.

There is notable scope to reconfigure or extend the ground floor into a larger open-plan kitchen/dining space, as demonstrated by neighbouring properties (subject to planning and building regulations).

A rare opportunity to secure a spacious, move-in-ready period home in one of SE23's most desirable pockets — close to sought-after schools, green spaces, and the best of Forest Hill and Honor Oak Park living.

**Tenure:** Freehold | **Council Tax:** Lewisham band E

**SEMI-DETACHED HOUSE**  
**PERIOD FEATURES THROUGHOUT**  
**0.4MI TO HONOR OAK PARK STATION**

**FOUR BED - TWO BATH**  
**OFF-STREET PARKING**  
**0.5MI TO 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









## GROUND FLOOR

### Hallway

4.81m x 1.79m (15' 9" x 5' 10")

Pendant light, access to cellar, radiator, stripped wood flooring.

### Lounge

4.81m x 4.33m (15' 9" x 14' 2")

Spotlights, wall to ceiling cornicing, sash bay window, alcove shelving and storage, cast iron fireplace with tiled hearth, radiator, stripped wood flooring.

### Kitchen/Diner

4.81m x 3.52m (15' 9" x 11' 7")

Spotlights, French doors to conservatory, window, matching wall and base units, laminate worksurface, tiled splashback, porcelain sink, extractor fan, radiator, laminate flooring.

### Conservatory

3.25m x 2.56m (10' 8" x 8' 5")

Double glazed windows, radiator, laminate flooring.

## FIRST FLOOR

### Bedroom

3.42m x 3.29m (11' 3" x 10' 10")

Pendant light, wall to ceiling cornicing, window, picture rail, cast iron fireplace with wood surround and tiled hearth, radiator, stripped wood flooring.

### Bedroom

4.81m x 4.44m (15' 9" x 14' 7")

Pendant light, wall to ceiling cornicing, large sash window, picture rail, fireplace with wood surround, radiator, laminate flooring.

### Shower Room

2.46m x 1.41m (8' 1" x 4' 8")

Spotlight, walk-in shower, alcove storage, vanity sink unit, WC, tiled flooring.

## SECOND FLOOR

### Bedroom

3.38m x 3.17m (11' 1" x 10' 5")

Pendant light, window, alcove shelving, built-in wardrobe, cast iron fireplace with wood surround and tiled hearth, radiator, laminate flooring.

### Bedroom

4.81m x 3.54m (15' 9" x 11' 7")

Spotlights, sash windows, built-in wardrobe, alcove shelving, cast-iron fireplace with wood surround and tiled hearth, radiator, laminate flooring.

### Bathroom

2.44m x 1.53m (8' 0" x 5' 0")

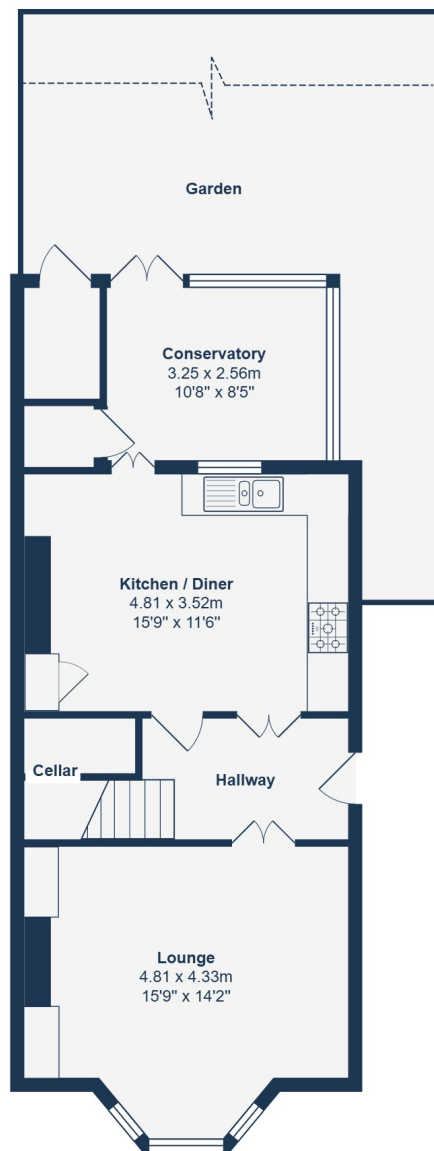
Spotlight, sash window, large mirror, bathtub, vanity sink unit, towel rail, WC, tiled flooring.

## GARDEN

### Garden

Patio dining area, raised flowerbeds, well-maintained lawn.

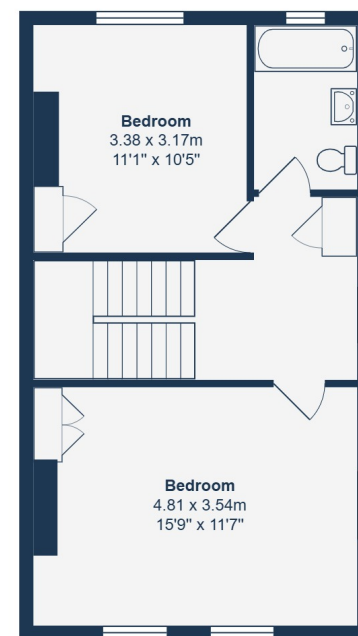




**Ground Floor**



**First Floor**



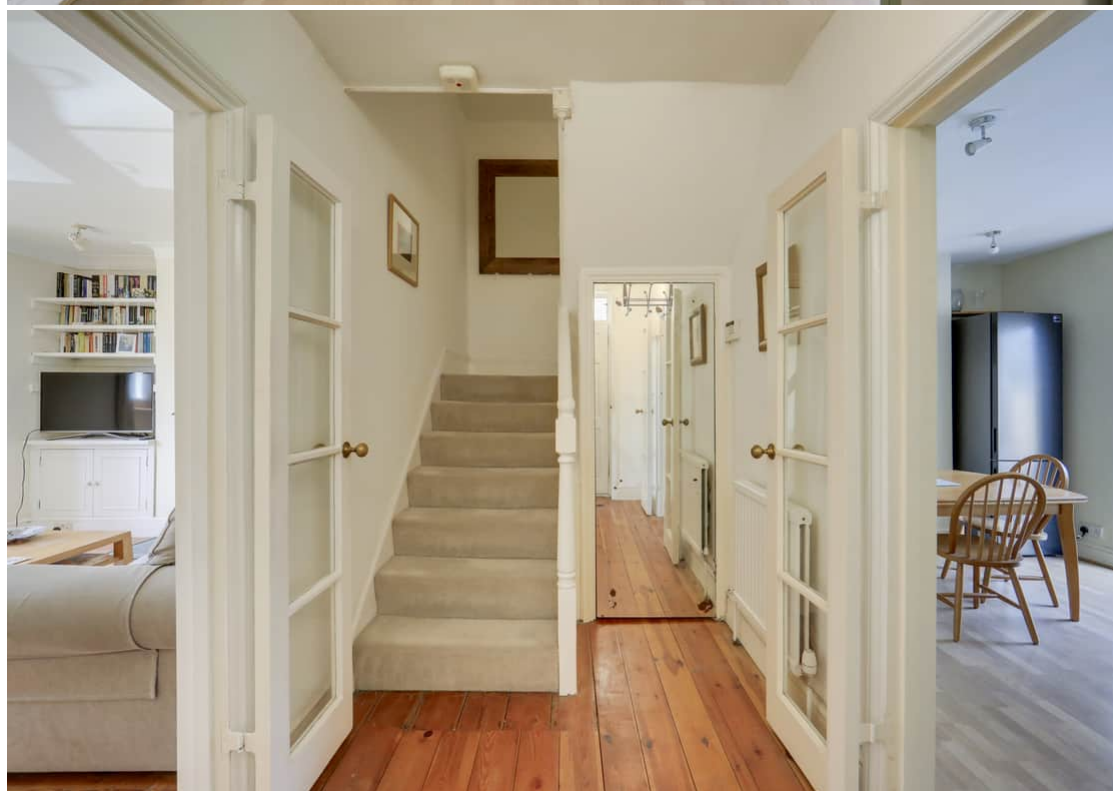
**Second Floor**

Total Area: 144.8 m<sup>2</sup> ... 1559 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.

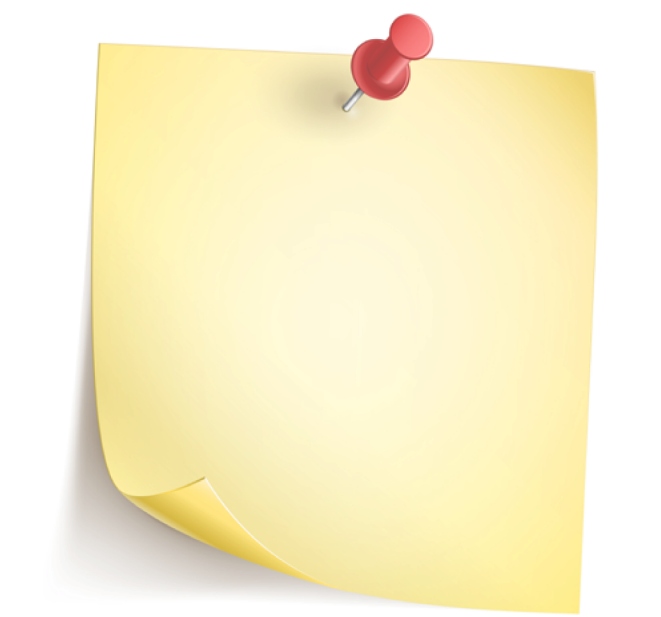
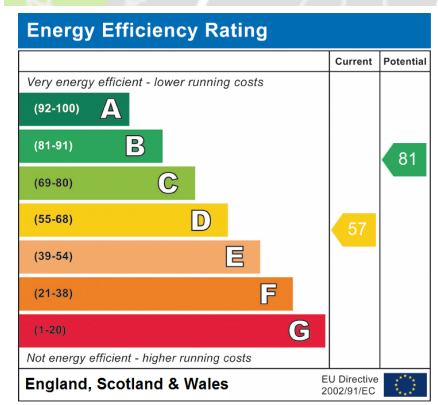
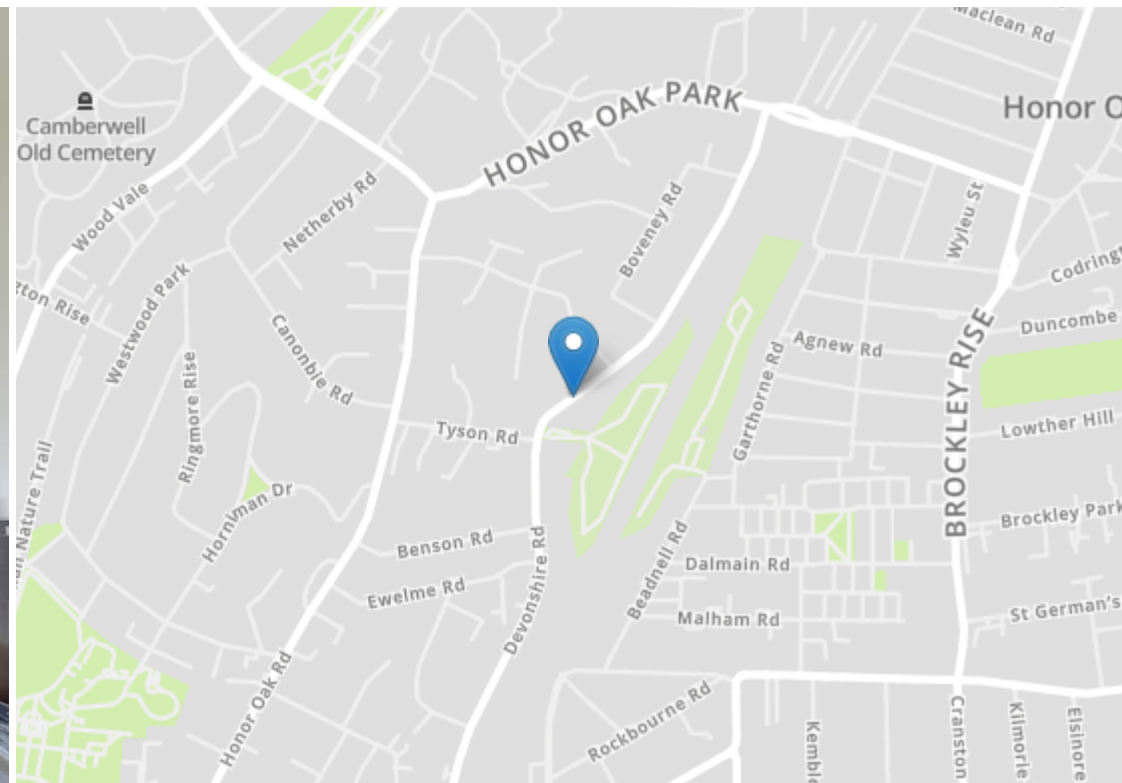












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