



£775,000 Freehold
3 bedroom semi-detached house

Round Hill
Sydenham

Read all about it...

Perched on the sought-after slopes of Round Hill, this smartly presented three-bedroom home offers a refined take on modern living in the heart of Sydenham. Arranged over two floors with a private off-street parking space, the property blends clean architectural lines with practical design, creating a home that is both stylish and supremely functional.

The ground floor opens into a bright and fluid living space, complemented by generous glazing and a calm, neutral palette. To the rear, the principal bedroom suite offers a peaceful retreat, complete with a well-appointed en-suite bathroom and garden outlook. Upstairs, two further bedrooms share a sleek family bathroom, making clever use of space while retaining a comfortable, balanced layout.

To the rear, the garden provides a private, low-maintenance outdoor space - perfect for relaxed dining or a morning coffee. With room to create a home office or studio space, the layout supports modern lifestyles with flexibility and purpose. The location offers a curated blend of convenience and community, with Forest Hill station just a short walk away, bringing fast links to London Bridge. The area is known for its excellent schools, leafy parks such as Mayow Park and the Horniman Gardens, and a growing selection of independent cafés, delis, and boutiques.

GROUND FLOOR

Living Room

4.51m x 5.09m (14' 10" x 16' 8")
Double-glazed doors leading to the garden, solid wood floor with under-floor heating, spotlights, open onto the Kitchen area.

Kitchen

2.48m x 3.5m (8' 2" x 11' 6")
Matching wall & base level units with laminate worktops, single drainer sink with mixer tap, four-ring gas hob with extractor hood, electric oven, integrated fridge freezer, integrated dishwasher, tiled splashback.

Bedroom

2.84m x 3.72m (9' 4" x 12' 2")
Double-glazed doors leading on to the garden, solid wood floor, under-floor heating, spotlights.

Ensuite

1.84m x 2.84m (6' 0" x 9' 4")
Tiled floor, tiled surround, walk-in shower cubicle, vanity unit with sink and mixer tap, low-level WC, extractor fan, heated towel rail.

FIRST FLOOR

Landing

Solid wood floor, skylight, area for workspace.

Bedroom

3.40m x 2.53m (11' 2" x 8' 4")
Double-glazed windows to the garden, solid wood floor, under-floor heating, spotlights.

Bedroom

2.70m x 3.05m (8' 10" x 10' 0")
Double-glazed windows to the garden, solid wood floor, under-floor heating, spotlights.

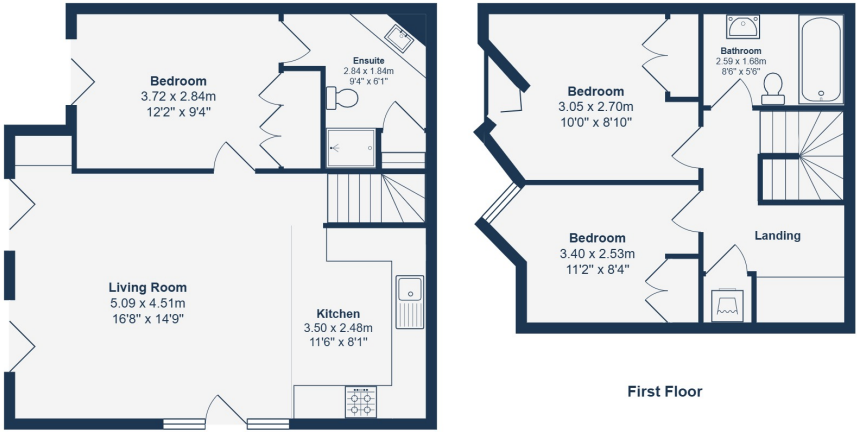
Bathroom

2.59m x 1.68m (8' 6" x 5' 6")
Tiled floor, tiled surround, skylight window, panel-enclosed bath with shower over, low-level WC, fixed wash basin with vanity unit, powered extractor.

OUTSIDE

Garden

Large decking area leading to lawn.



Ground Floor

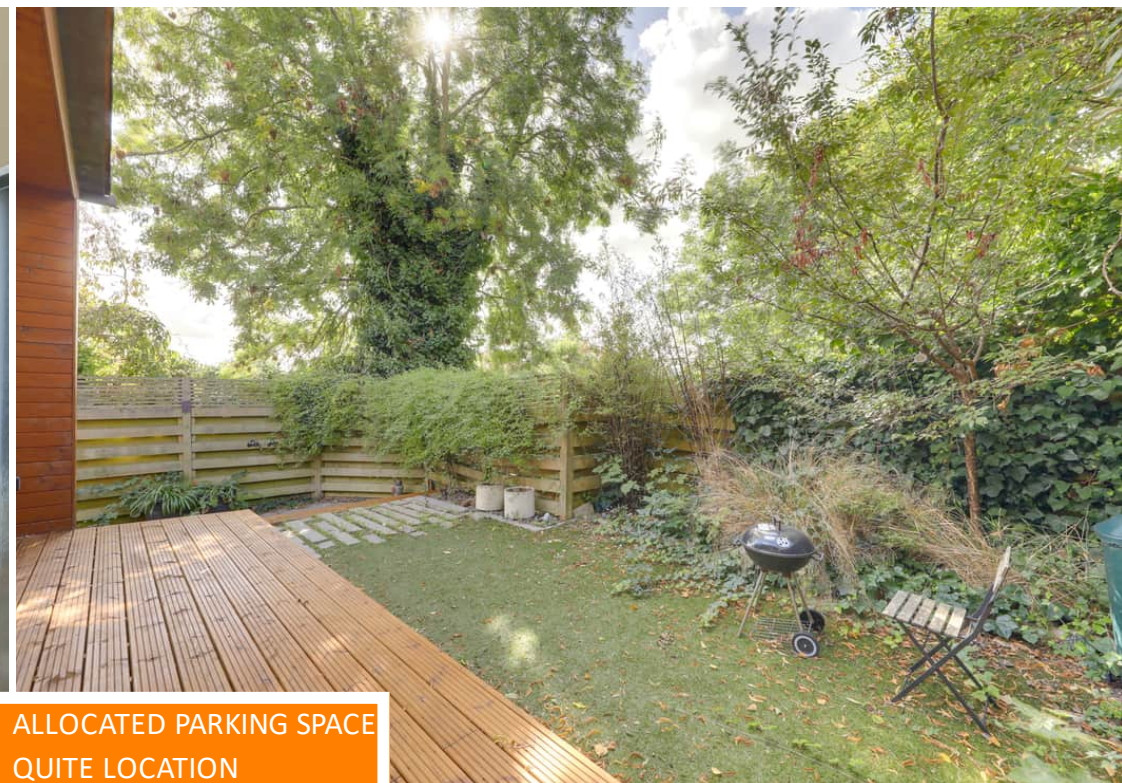
First Floor

Total Area: 90.0 m² ... 969 ft²

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.

Like what you see?

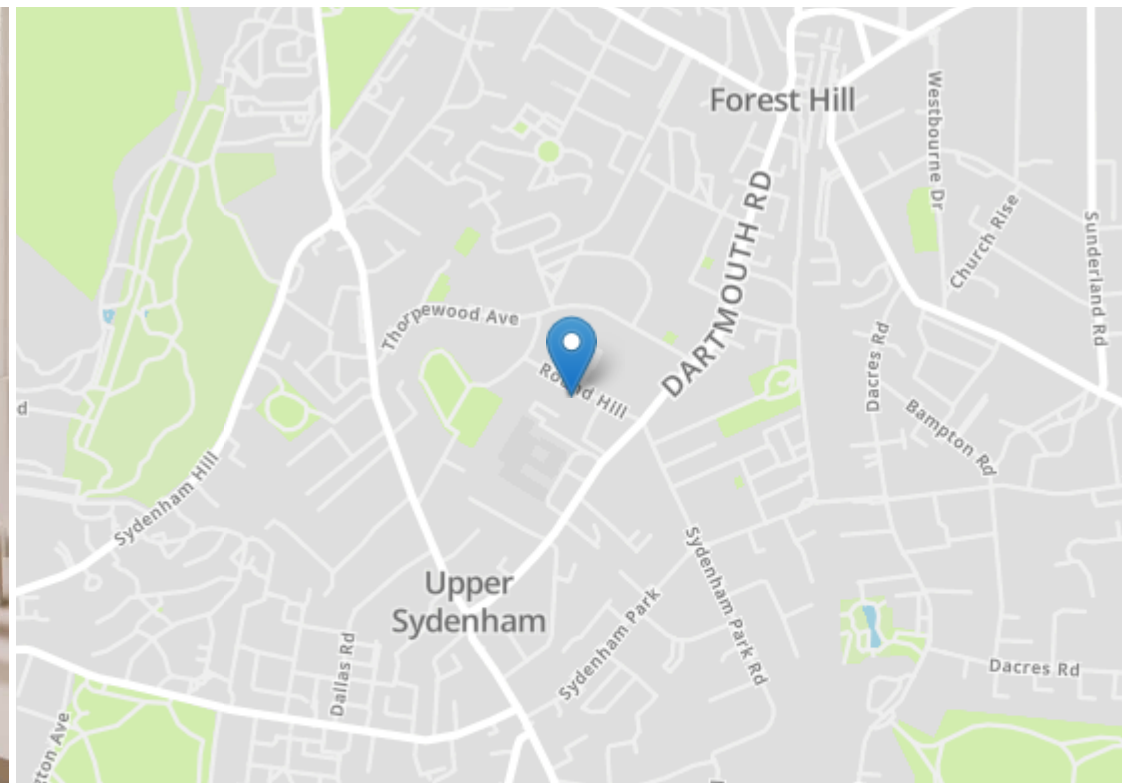
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3 BEDROOMS
CHAIN FREE
OPEN LIVING/DINING AREA

ALLOCATED PARKING SPACE
QUITE LOCATION
LIGHT & MODERN
INTERIOR





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