

# Stanfords

— sales & lettings —



**£750,000 Freehold**  
3 bedroom end of terrace house

Siddons Road  
Forest Hill

## Read all about it...

A charming and well-presented Edwardian Edward Christmas end of terrace house, located just half a mile from Forest Hill Town Centre and Station. This home offers all the benefits that come with living in proximity of a well-served Town Centre, whilst being within the catchment for 'Ofsted Outstanding' primary schools, including Kilmorie Primary School, good nurseries and a variety of public green spaces.

Spanning over 970 square feet of internal living space, the ground floor of this property features an open through-lounge and dining room with a log burner and bay window with original sash windows to the front. The kitchen opens onto a sunroom/utility space served by a sky light and French doors leading to the garden. The kitchen and sunroom could be opened up into one space to create a kitchen diner if the new owner wishes to. The first floor houses a spacious double bedroom with fitted wardrobes and a sash window overlooking the garden, two further bedrooms and a modern fitted bathroom with a free-standing bath, double glazed sash window, heated floor and HIB mirror and separate spacious shower.

Externally, the east-facing garden is accessed via the sun room and offers a patio space for alfresco dining and a well-kept lawn boarded with mature flowerbeds. The garden benefits from rear access making it easy for any future building works as well as a shed for storage.

To the front is off-street parking and a garage, currently utilised as a gym/workshop, it is fully powered and could be further converted to a home workspace in the future.

**Tenure:** Freehold

**EDWARDIAN SEMI-DETACHED  
HOUSE  
MODERN BATHROOM SUITE  
APPROX 979SQFT.**

**DOUBLE RECEPTION ROOM  
GARAGE AND OFF STREET  
PARKING  
0.6MI TO FOREST HILL STATION**



**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

17' 11" x 2' 10" (5.46m x 0.86m)

Pendant light, ceiling rose, picture rail, dado rail, radiator, stripped wood floorboards.

### Lounge

3.53m x 3.52m (11' 7" x 11' 7")

Pendant light, sash bay windows, picture rail, alcove shelving, cast-iron log burner, tiled hearth, radiator, stripped wood floorboards.

### Dining Room

3.83m x 3.72m (12' 7" x 12' 2")

Pendant light, sash window, radiator, stripped wood floorboards.

### Kitchen

3.05m x 2.73m (10' 0" x 8' 11")

Spot lights, sash windows, fitted kitchen units, stainless steel sink with mixer tap and drainer, SMEG oven, AEG induction hob, integrated dishwasher, tiled flooring.

### Sun Room

2.94m x 1.56m (9' 8" x 5' 1")

Skylight, spotlights, French doors to garden, radiator, tiled flooring.

## FIRST FLOOR

### Landing

15' 8" x 5' 0" (4.78m x 1.52m)

Pendant light, skylight, access to loft, radiator, fitted carpet.

### Bedroom

3.78m x 2.89m (12' 5" x 9' 6")

Pendant light, sash window, built-in wardrobes, radiator, fitted carpet.

### Bedroom

3.48m x 2.23m (11' 5" x 7' 4")

Pendant light, sash bay windows, built-in wardrobes, radiator, fitted carpet.

### Bedroom

2.49m x 2.16m (8' 2" x 7' 1")

Pendant light, sash window, fitted carpet.

### Bathroom

3.05m x 2.73m (10' 0" x 8' 11")

Spotlights, sash window, walk-in shower with overhead and handheld showers, free-standing bathtub, washbasin on vanity unit, HIB heated mirror above vanity unit, WC, heated Burlington towel rail, Herringbone tile heated flooring.

## LOFT

### Loft

Boarded with light, power and Velux window

## OUTSIDE

### Garage

5.04m x 3.30m (16' 6" x 10' 10")

Brick built single car garage, with tube lights and power.

### Garden

Paved patio to front and rear, well maintained lawn with surround flower beds and shrubs, garden shed.



**Ground Floor**

Area: 48.1 m<sup>2</sup> ... 517 ft<sup>2</sup>

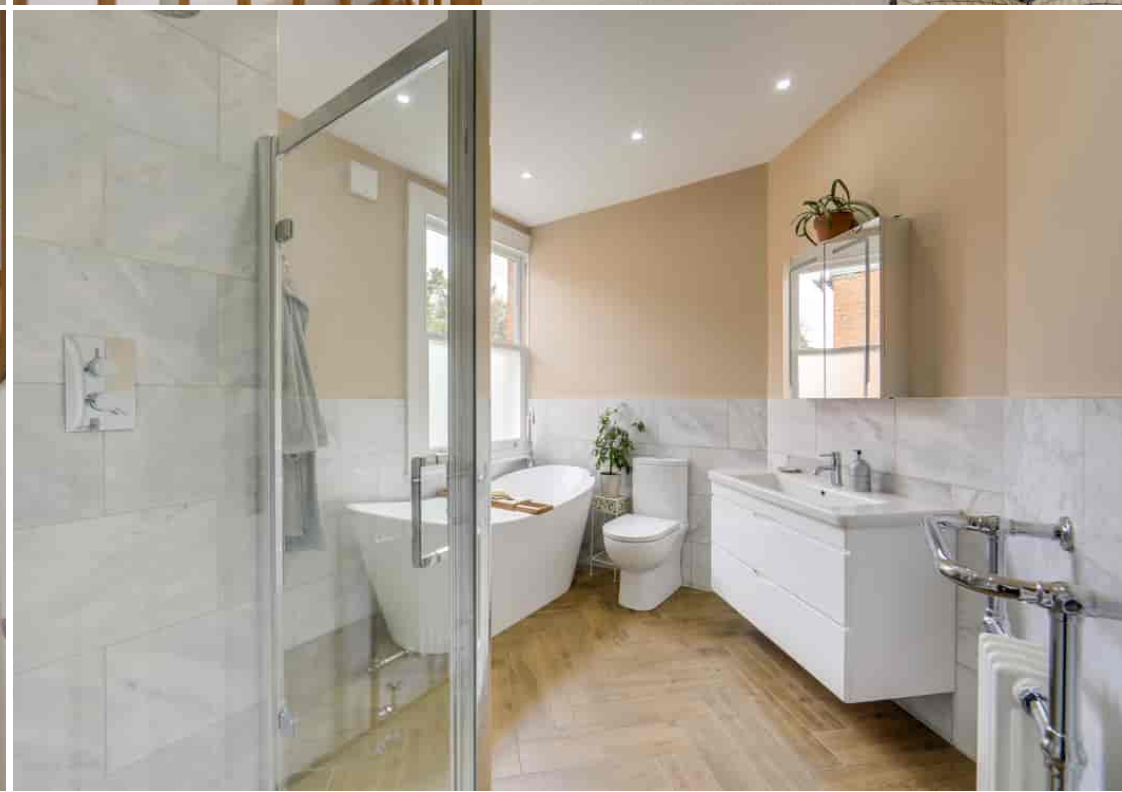
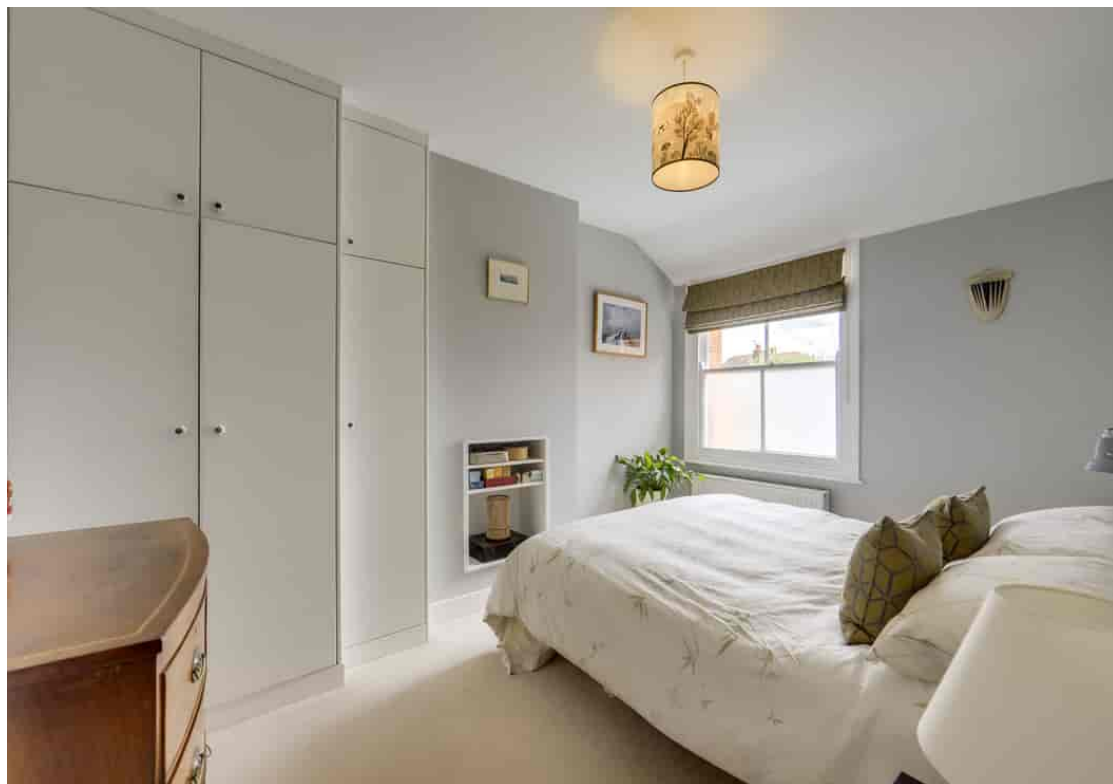
**First Floor**

Area: 42.9 m<sup>2</sup> ... 461 ft<sup>2</sup>

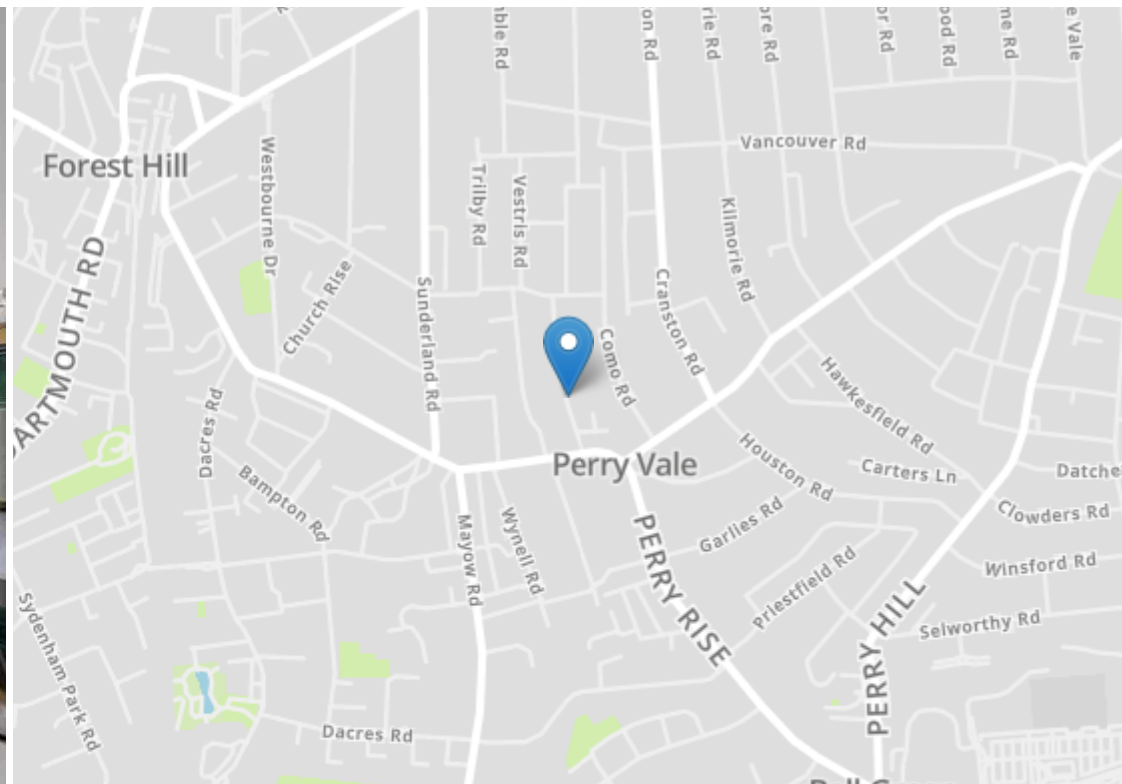
Total Area: 90.9 m<sup>2</sup> ... 979 ft<sup>2</sup> (excluding garage & garden)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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