

Stanfords  
— sales & lettings —



**£700,000 Freehold**  
2 bedroom terraced house

63a Elsinore Road  
Forest Hill



# Read all about it...

This beautifully decorated two-bedroom property forms part of a double-fronted house with a shared communal hallway, known as a half house. Nestled on a quiet residential street, it's conveniently located within easy reach of Forest Hill Town Centre, where you'll find a wide variety of shops and supermarkets, exciting places to eat and drink and Forest Hill Station with frequent London Overground and Nation Rail Services into Central London. Popular among young families, Elsinore Road is well situated for good nurseries and schools like the Ofsted 'Outstanding' rated Kilmore Primary School.

Stepping inside, the ground floor features a light dining room leading to the rustic galley kitchen, flooded with natural light, and a bright lounge with a feature wood-burning stove and bespoke alcove cabinetry. Upstairs, you'll find two spacious double bedrooms, the family bathroom - benefitting from a convenient laundry setup, and access to the loft for additional storage. Outside, the garden, lovingly maintained by the current owners, offers a tranquil space for alfresco dining and lounging in the sun.

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

## GROUND FLOOR

### Lounge

12' 8" x 11' 3" (3.86m x 3.43m)

Double-glazed windows, pendant ceiling light, wood burning stove, alcove cabinets and shelving, radiator, wood flooring.

### Dining Room

13' 4" x 9' 11" (4.06m x 3.02m)

Double-glazed windows, pendant ceiling light, open chimney breast with alcove cabinets and shelving, fitted base units, understairs storage cupboard, radiator, wood flooring.

### Kitchen

18' 6" x 7' 4" (5.64m x 2.24m)

Double-glazed window to side and skylight lights, floor to ceiling windows and door to garden, inset ceiling spotlights, fitted base units, solid wood worktops, farmhouse style sink with mixer tap, plumbing for dishwasher, freestanding oven with grill and gas hob, combi boiler, tiled flooring.

## FIRST FLOOR

### Bedroom

13' 4" x 12' 8" (4.06m x 3.86m)

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bedroom

9' 11" x 9' 10" (3.02m x 3.00m)

Sash window, pendant ceiling light, storage cupboard, radiator, wood flooring.

### Bathroom

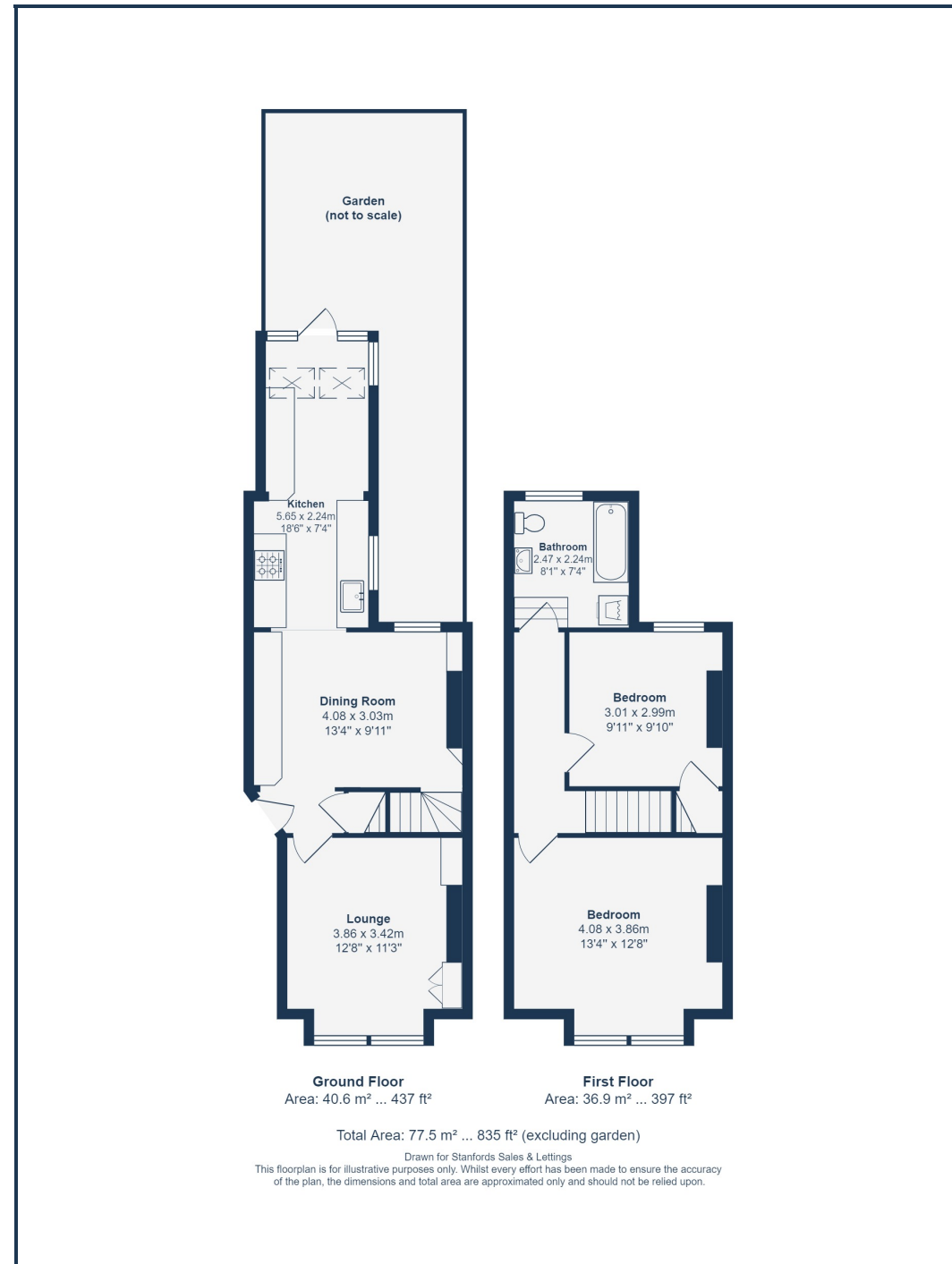
8' 1" x 7' 4" (2.46m x 2.24m)

Sash window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, radiator, plumbing for washing machine, tiled flooring.

## OUTSIDE

### Garden

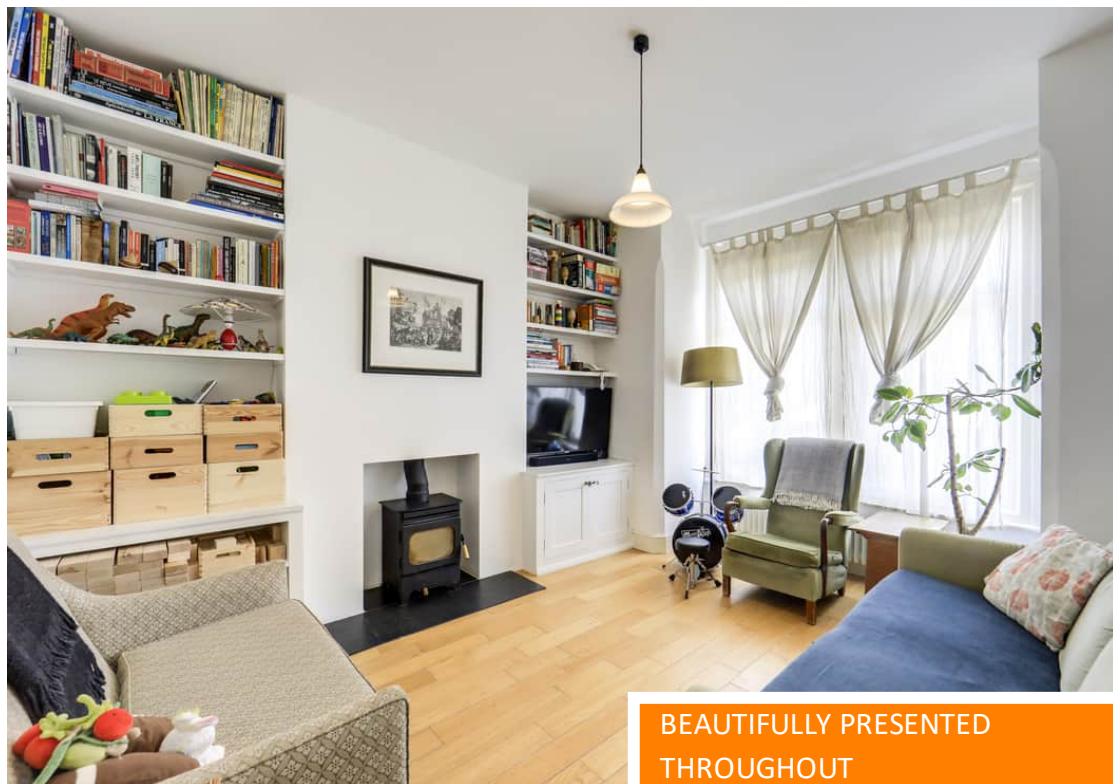
Paved patio leading to lawn area, storage sheds.



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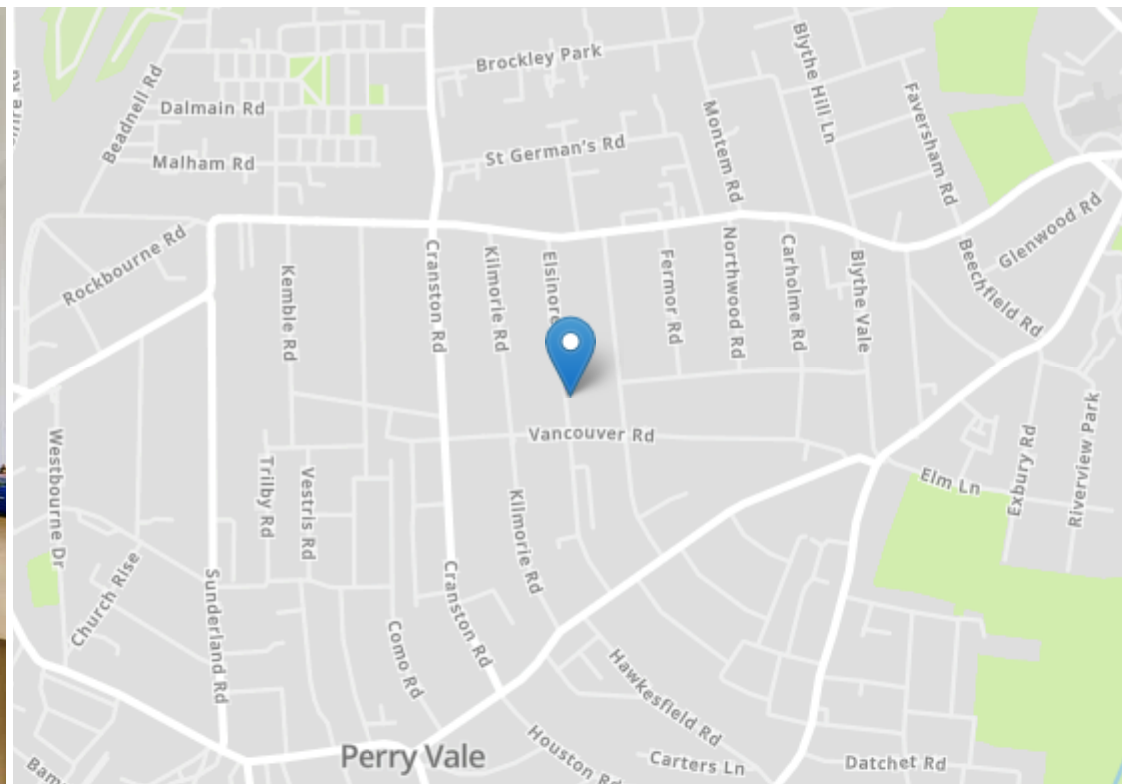


BEAUTIFULLY PRESENTED  
THROUGHOUT  
WELL-MAINTAINED GARDEN  
0.9 MI TO FOREST HILL STATION

TWO DOUBLE BEDROOMS  
MODERN BATHROOM  
APPROX 835SQFT.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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