

# Stanfords

— sales & lettings —



**£650,000 Freehold**  
4 bedroom town house

Sunderland Road  
Forest Hill

# Read all about it...

This spacious four-bedroom townhouse is offered to the market with no onward chain. Situated on Sunderland Road, a tree-lined residential street, it is conveniently located within easy reach of Forest Hill Town Centre and close proximity to many schools, including Ofsted outstanding schools. Here, 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 National Rail services into Central London.

Arranged over three floors and boasting generous accommodation throughout, the ground floor features a welcoming dining room and hallway with ample storage space, leading to the kitchen, conservatory, and downstairs WC. Upstairs, there is a reception room and a generously proportioned double bedroom on the first floor, and two additional double rooms on the second floor, along with the family bathroom and a third smaller room, ideal as a nursery or home office. The second floor also provides access to a boarded loft with a lot of storage space.

Outside, this property benefits from a spacious garden and off-street parking at the front.

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

## GROUND FLOOR

### Dining Room

13' 10" x 9' 8" (4.22m x 2.95m)

Double-glazed window, pendant ceiling light, radiator, laminate wood flooring.

### Kitchen

14' 1" x 9' 8" (4.29m x 2.95m)

Double-glazed window, track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, radiator, tile flooring.

### Conservatory

15' 10" x 7' 5" (4.83m x 2.26m)

Double-glazed windows and sliding doors to garden, wall lights, laminate wood flooring.

## FIRST FLOOR

### Reception Room

15' 10" x 11' 2" (4.83m x 3.40m)

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

### Bedroom

16' 9" x 9' 8" (5.11m x 2.95m)

Double-glazed windows, pendant ceiling light, fitted

wardrobes, radiator, wood flooring.

## SECOND FLOOR

### Bedroom

14' 2" x 8' 7" (4.32m x 2.62m)

Double-glazed windows, ceiling light, fitted cabinets and shelving, radiator, wood flooring.

### Bedroom

13' 10" x 8' 7" (4.22m x 2.62m)

Double-glazed windows, track ceiling light, fitted wardrobes, radiator, wood flooring.

### Bedroom/Study

8' 10" x 6' 11" (2.69m x 2.11m)

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

### Bathroom

8' 10" x 6' 11" (2.69m x 2.11m)

Double-glazed window, inset ceiling lights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

### Off-Street Parking



Like what you see?

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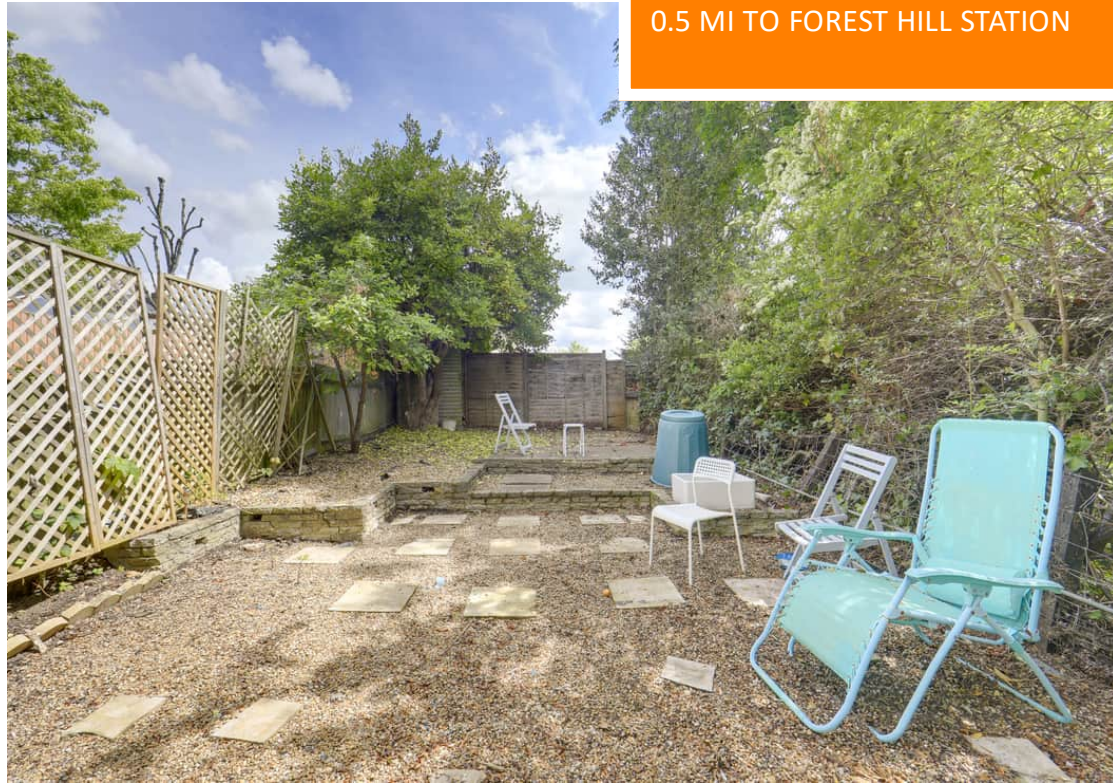
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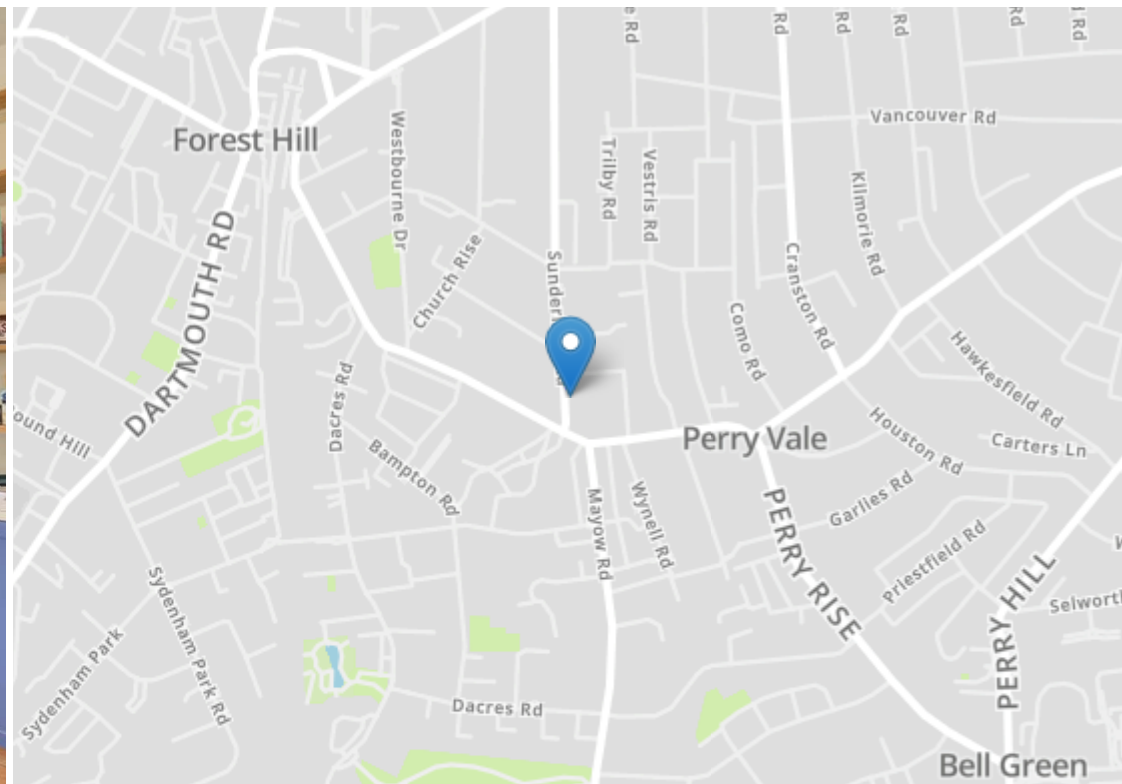


CHAIN FREE  
CONSERVATORY/SUN ROOM  
0.5 MI TO FOREST HILL STATION

APPROX 1,474SQFT.  
DRIVEWAY  
FOUR BEDROOMS & 2 LIVING  
AREAS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(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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