



**£565,000 Freehold**  
3 bedroom terraced house

Priestfield Road  
Forest Hill



## Read all about it...

This attractive mid-terrace 1930s house, offered with no onward chain, presents an exciting opportunity for buyers eager to personalise their new home!

Perfect for those seeking fast transport links and a vibrant local community, the property is ideally located within a mile of Forest Hill, Sydenham, and Lower Sydenham Stations, providing frequent London Overground and National Rail services into Central London. The area boasts a variety of amenities, including GP practices and an NHS dental practice within walking distance, alongside a diverse selection of shops, supermarkets, and places to eat and drink. Known for its family-friendly atmosphere, the local area is well-served by nurseries and schools and offers plenty of green spaces, such as Mayow Park and the scenic Water Link Way, a favoured walking and cycling route.

Inside, the welcoming entrance hall leads to a spacious lounge, a dining room, and a galley kitchen. Upstairs, the home features three bedrooms, including two generously sized doubles, a family bathroom, and a separate WC. There is also access to the loft, providing additional storage space.

Outside, the property features a well-maintained south-facing garden, perfect for enjoying the sunshine or entertaining guests and benefitting from rear access.

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

**THREE BEDROOM FAMILY HOME  
POTENTIAL TO EXTEND (STPP)  
QUIET RESIDENTIAL STREET**

**IDEAL REFURBISHMENT  
PROJECT!  
SOUTH-FACING GARDEN  
APPROX 899SQFT.**



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to arrange a viewing or request further information







## GROUND FLOOR

### Living Room

13' 1" x 11' 9" (3.99m x 3.58m)

Double-glazed windows, pendant ceiling light, fireplace, fitted carpet.

### Dining Room

11' 1" x 10' 9" (3.38m x 3.28m)

Double-glazed sliding doors to garden, pendant ceiling light, radiator, fitted carpet.

### Kitchen

11' 0" x 6' 5" (3.35m x 1.96m)

Double-glazed window and door to garden, tube ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor, plumbing for washing machine, cupboard housing boiler, vinyl flooring.

## FIRST FLOOR

### Bedroom

13' 1" x 10' 10" (3.99m x 3.30m)

Double-glazed windows, pendant ceiling lights, fireplace, radiator, fitted carpet.

### Bedroom

11' 1" x 10' 10" (3.38m x 3.30m)

Double-glazed windows, pendant ceiling lights, fireplace, radiator, fitted carpet.

### Bedroom

9' 8" x 6' 4" (2.95m x 1.93m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

### Bathroom

5' 6" x 5' 0" (1.68m x 1.52m)

Double-glazed window, pendant ceiling light, bathtub, wall-mounted sink, vinyl flooring.

### WC

3' 9" x 2' 8" (1.14m x 0.81m)

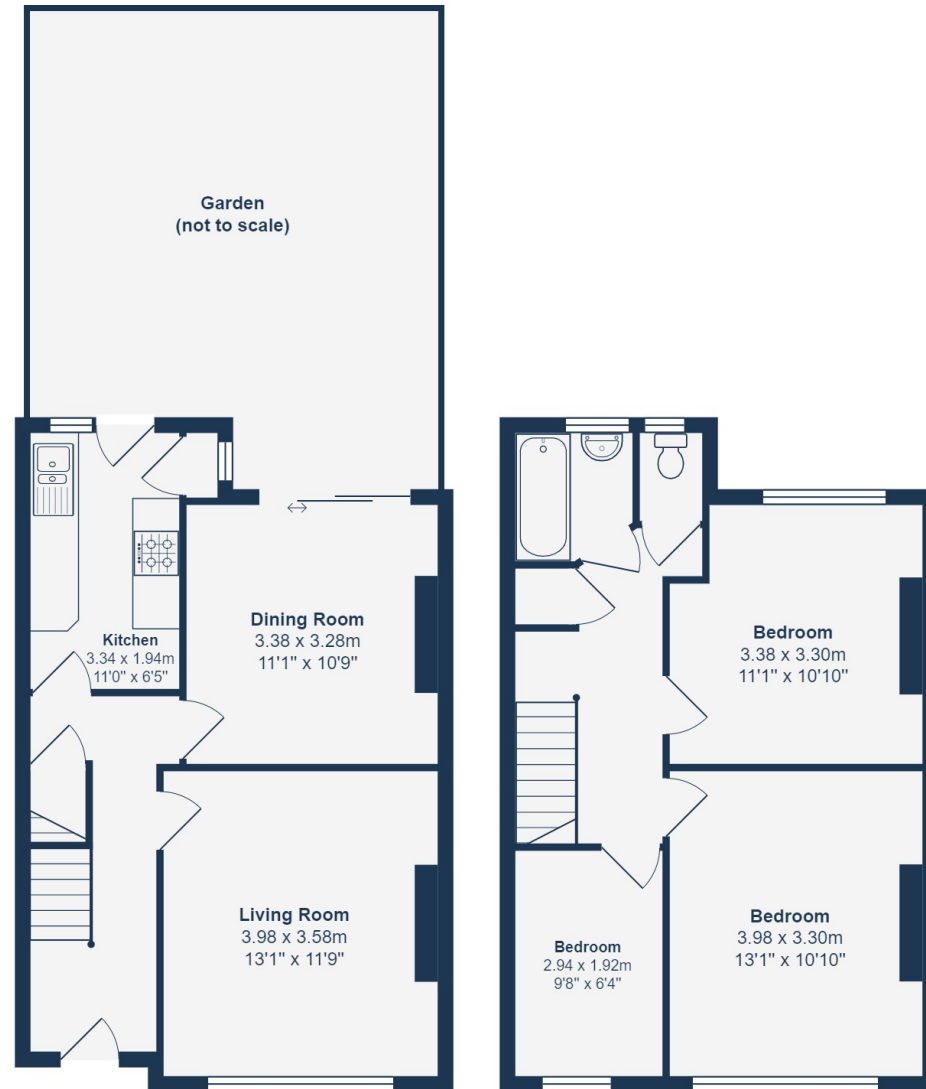
Double-glazed window, ceiling light, WC, vinyl flooring.

## OUTSIDE

### Garden

Patio leading to lawn.





**Ground Floor**  
Area: 41.5 m<sup>2</sup> ... 446 ft<sup>2</sup>

**First Floor**  
Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup> (excluding 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.

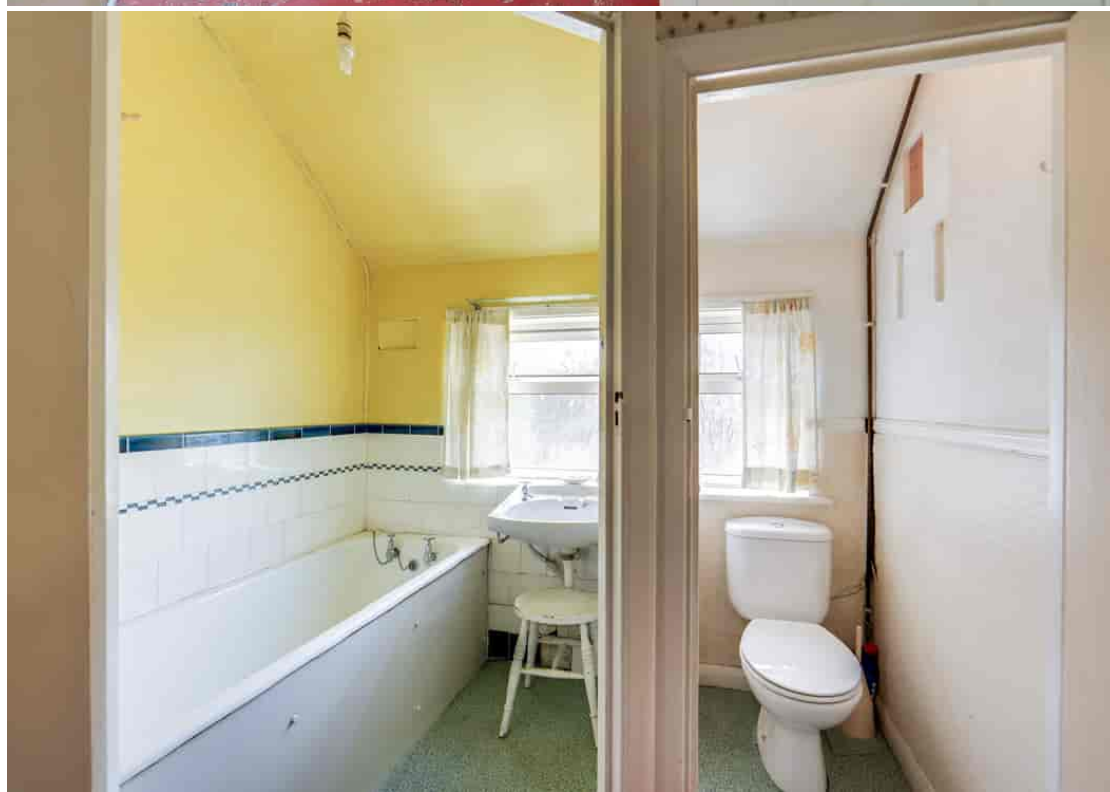
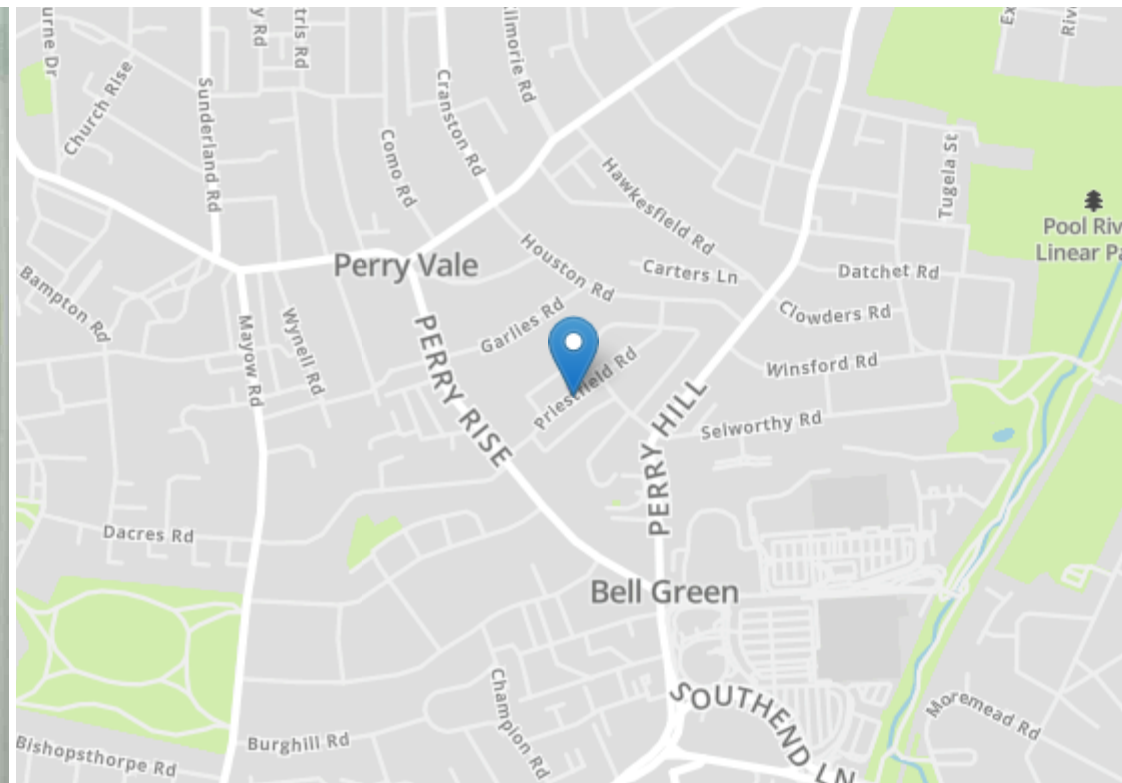




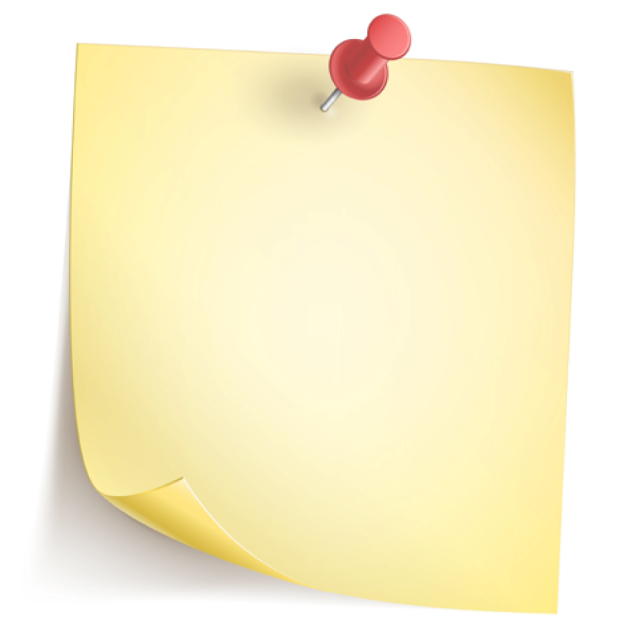








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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