



£1,000,000

4 bedroom semi-detached house

Thorpewood Avenue
Sydenham

Read all about it...

Thorpewood Avenue is located on the border between Forest Hill and Sydenham. With arguably one of the best views in South London, the rear of the property faces the South East and offers stunning views of Kent from the first-floor windows.

Having been a long-term family home, the property comes to market with an opportunity to further develop through a rear extension or garage conversion (subject to permissions and regulations.)

Internally, on the ground floor, the property comprises; a large reception room, dining room with patio doors out to the rear garden, eat-in kitchen, utility room, downstairs cloakroom, and study. Upstairs on the first floor, there is a primary bedroom benefiting from an ensuite bathroom, a further 3 bedrooms, and the family bathroom.

Externally, there is a sprawling rear garden with a garage at the rear. The garage has power available and is accessed via a separate secured access road.

An ideal home for a family, Sydenham Hill Wood is just a short walk away and there are a number of Ofsted 'Good' and 'Outstanding' rated primary schools in the vicinity.

Council Tax: Lewisham Band E

**CHAIN FREE!
0.6MI TO FOREST HILL STATION
GARAGE**

**OVER 1,500 SQFT OF INTERNAL
SPACE
PRIVATE BACK GARDEN
SEMI - DETACHED HOUSE**



Like what you see?

Call 020 8699 6778 or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

4.45m x 1.95m (14' 7" x 6' 5")

Pendant light, stained window, picture rail, understairs storage cupboard, radiator, stairs leading to the first floor, stripped wooden floorboards.

Reception Room

5.10m x 4.33m (16' 9" x 14' 2")

Pendant light, wall-to-ceiling cornice, double-glazed sash bay windows, original working cast iron fireplace with tiled hearth, radiator, stripped wooden floorboards.

Dining Room

3.25m x 3.21m (10' 8" x 10' 6")

Pendant light, wall-to-ceiling cornice, radiator, patio doors leading to the garden, stripped wooden floorboards.

Kitchen

4.49m x 3.06m (14' 9" x 10' 0")

Pendant light, double-glazed windows, matching base units, tiled details, sink with drainer, wooden top surfaces, gas ovens, gas hob with overhead fan extractor, radiator, wood block flooring.

Utility Room

3.11m x 2.11m (10' 2" x 6' 11")

Pendant light, wooden work surfaces, sink with mixer tap, built-in storage cupboard, radiator, quarry tile flooring.

Study

3.19m x 2.11m (10' 6" x 6' 11")

Spotlights, radiator, fitted carpet.

WC

1.81m x 0.92m (5' 11" x 3' 0")

Pendant light, frosted window, sink, radiator, WC, tiled flooring.

FIRST FLOOR

Landing

2.46m x 2.44m (8' 1" x 8' 0")

Pendant light, picture rail, built-in storage cupboard, stripped wooden floorboards.

Bedroom

3.71m x 2.09m (12' 2" x 6' 10")

Pendant light, double-glazed windows, radiator, fitted carpet.

Bedroom

2.78m x 2.46m (9' 1" x 8' 1")

Pendant light, single-glazed windows, picture rail, radiator, fitted carpet.

Bedroom

3.92m x 3.80m (12' 10" x 12' 6")

Pendant light, single-glazed windows, radiator, fitted carpet.

Bedroom

3.89m x 3.80m (12' 9" x 12' 6")

Pendant light, double-glazed windows, built-in storage cupboard, radiator, fitted carpet.

Ensuite

2.48m x 2.46m (8' 2" x 8' 1")

Spotlights, frosted windows, cast-iron bathtub with mixer tap and tiled splashback, freestanding shower with rainfall shower head and surrounded by glass divider, sink with mixer tap, heated towel rail, tiled flooring.

Bathroom

2.48m x 2.09m (8' 2" x 6' 10")

Spotlights, frosted windows, bathtub with mixer tap, tiled splashback, sink, WC, tiled floor.

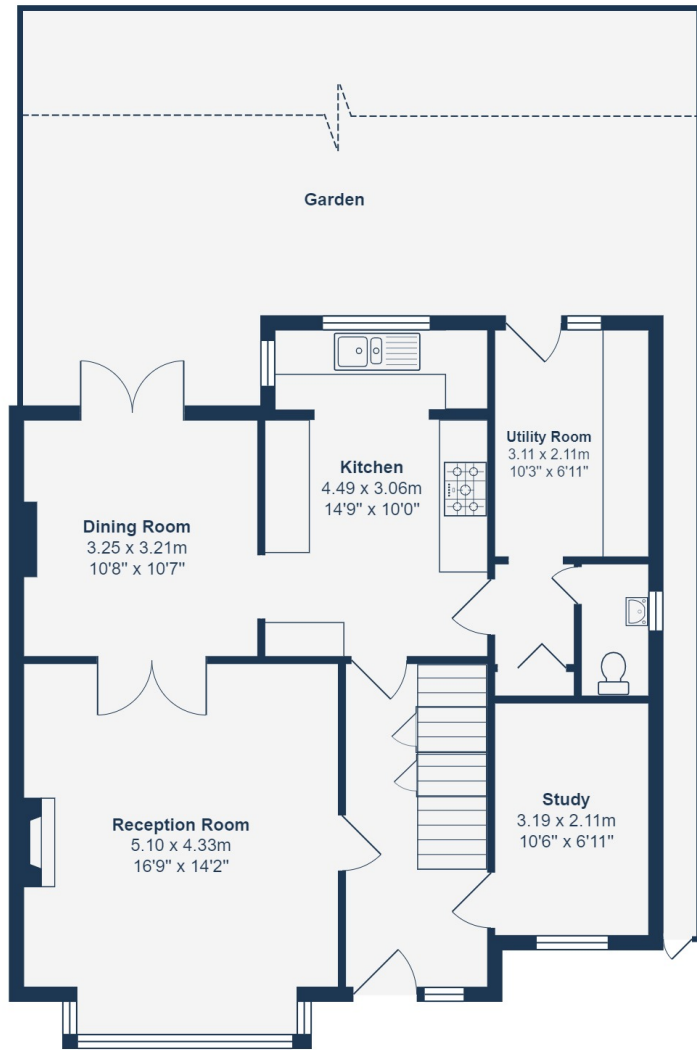
OUTSIDE

Garden

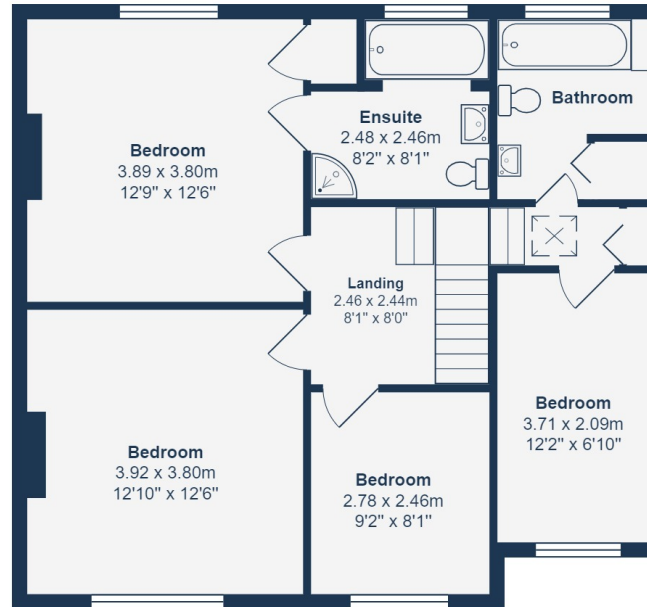
Tiered garden surrounded by a wooden fence, patioed dining area, well-maintained lawn, garage.

Garage

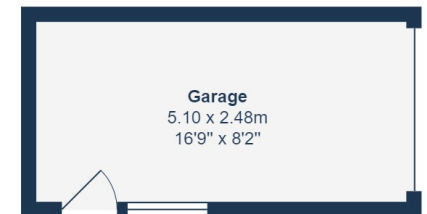
5.10m x 2.48m (16' 9" x 8' 2")



GROUND FLOOR



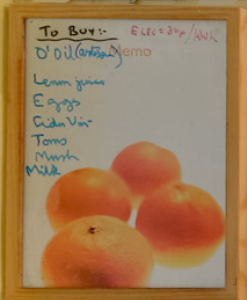
FIRST FLOOR

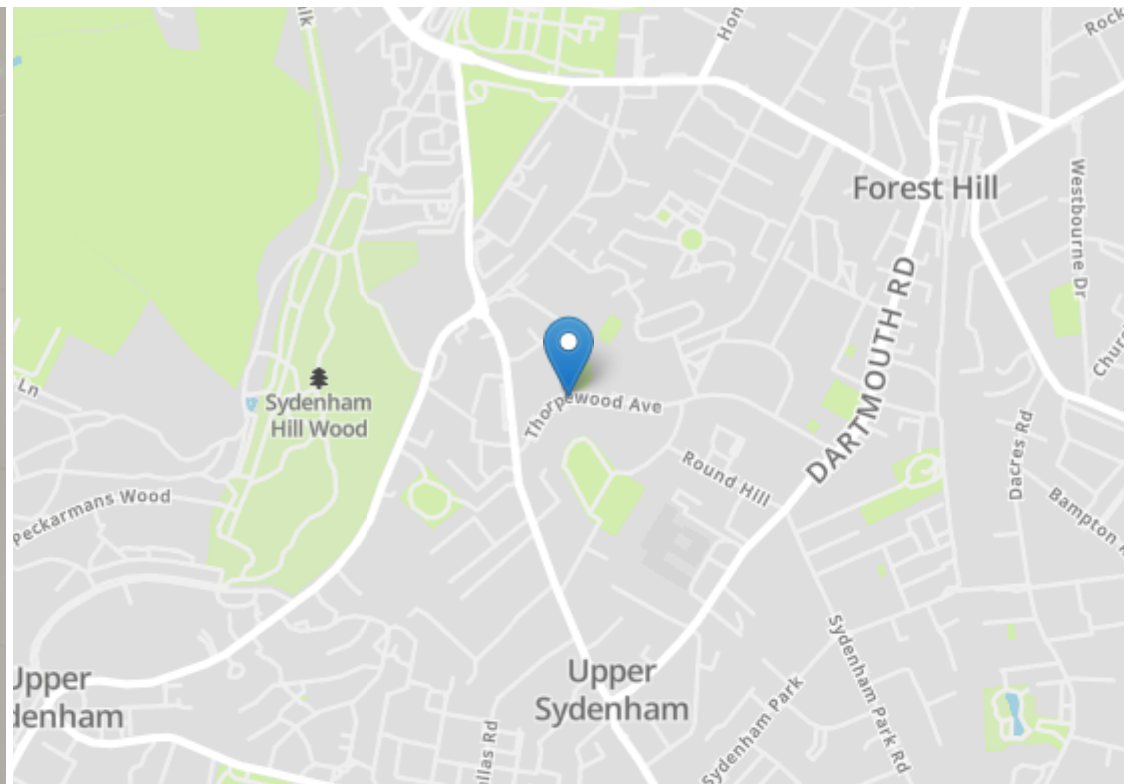


Total Area: 140.3 m² ... 1510 ft² (excluding garage)

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)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.