



£665,000 Freehold
2 bedroom semi-detached house

Halifax Street
Sydenham

Read all about it...

Offered with no onward chain, this charming Victorian cottage is located in a quiet cul-de-sac on the borders of Forest Hill and Sydenham. The property features a private patio garden, secure storage shed, and a spacious driveway, all with peaceful views over a tranquil, protected meadow. The rear of the property is part of a listed Georgian property on Kirkdale Road, ensuring privacy and a serene outlook.

Inside, the property retains many original features, including polished timber floors, brickwork, and timber-framed windows. The open-plan reception room leads into a well-fitted kitchen with integrated appliances, offering access to the southeast-facing garden. The layout was updated in 2015/16, creating a spacious landing with room for an office area and improving access to the bathroom.

The home has been extensively modernised, including full rewiring, new plumbing, energy-efficient sockets and fittings, and high-quality insulation throughout. The original floorboards have been sanded and relaid, and the loft has been insulated and boarded for additional storage. The high-efficiency Worcester Bosch boiler and Burley Debdale wood burner (DEFRA-approved for smoke control areas) ensure comfort and efficiency.

Located within a mile of Forest Hill and Sydenham Stations, the property offers excellent transport links, with National Rail and London Overground services to Central London. The area is well-served by schools, nurseries, and green spaces such as Sydenham Wells Park and Dulwich Woods, with the Horniman Museum and Gardens nearby.

Tenure: Freehold | **Council Band:** Lewisham Band D

CHAIN FREE!
SE FACING MANICURED GARDEN
LARGE LIVING/DINING ROOM

LOFT STORAGE
OFF-STREET PARKING
DESIRABLE LOCATION

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

Living Area

4.24m x 3.26m (13' 11" x 10' 8")

Pendant ceiling light, sash window, woodburner, radiator, hardwood flooring.

Dining Area

4.24m x 4.24m (13' 11" x 13' 11")

Pendant ceiling light, windows, radiator, hardwood flooring.

Kitchen

3.90m x 2.91m (12' 10" x 9' 7")

Spotlights, window, door to the garden, wooden top surfaces with kitchen units, integrated dishwasher, fan extractor, tiled flooring.

FIRST FLOOR

Landing

2.77m x 1.99m (9' 1" x 6' 6")

Pendant ceiling light, window to side, velux skylight, fitted carpet.

Bedroom

4.24m x 3.20m (13' 11" x 10' 6")

Pendant ceiling light, sash window, radiator, fitted carpet.

Bedroom

2.55m x 2.55m (8' 4" x 8' 4")

Pendant ceiling light, window, radiator, fitted carpet.

Bedroom

2.87m x 1.52m (9' 5" x 5' 0")

Pendant ceiling light, radiator, fitted carpet.

Bathroom

2.77m x 1.78m (9' 1" x 5' 10")

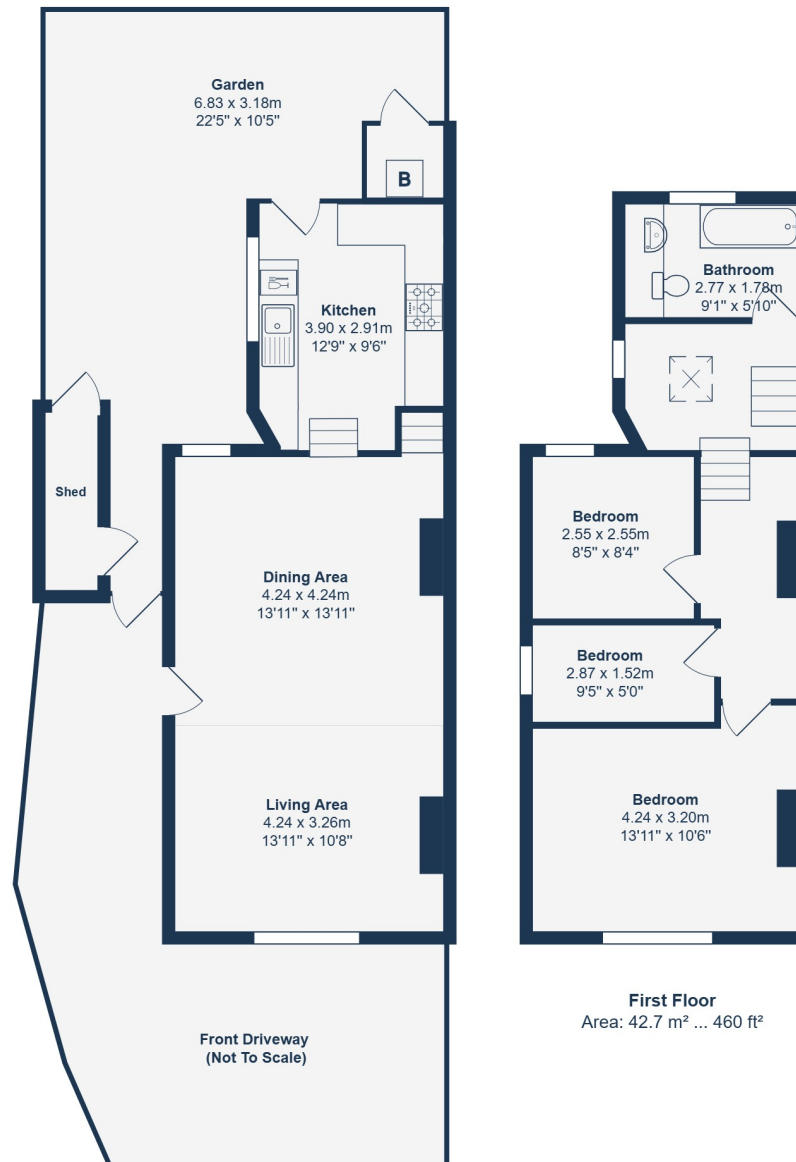
Spotlights, frosted sash window, sink basin unit, bathtub, heated towel rail, WC, tiled flooring.

OUTSIDE

Garden

Manicured L shape garden with storage shed and mature garden

Driveway



Ground Floor
Area: 44.8 m² ... 483 ft²

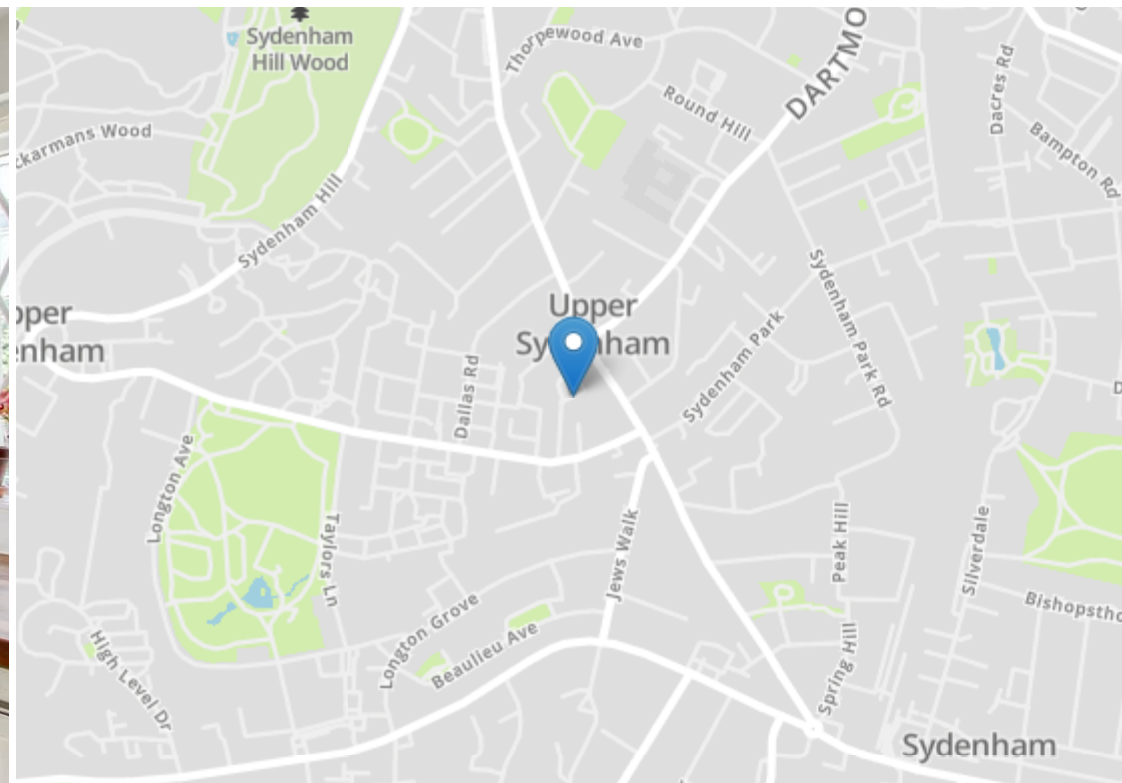
First Floor
Area: 42.7 m² ... 460 ft²

Total Area: 87.5 m² ... 942 ft² (excluding garden, shed, front driveway)

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		87
(69-80)	C		
(55-68)	D	63	
(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.