

# Stanfords

— sales & lettings —



**£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?**

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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")

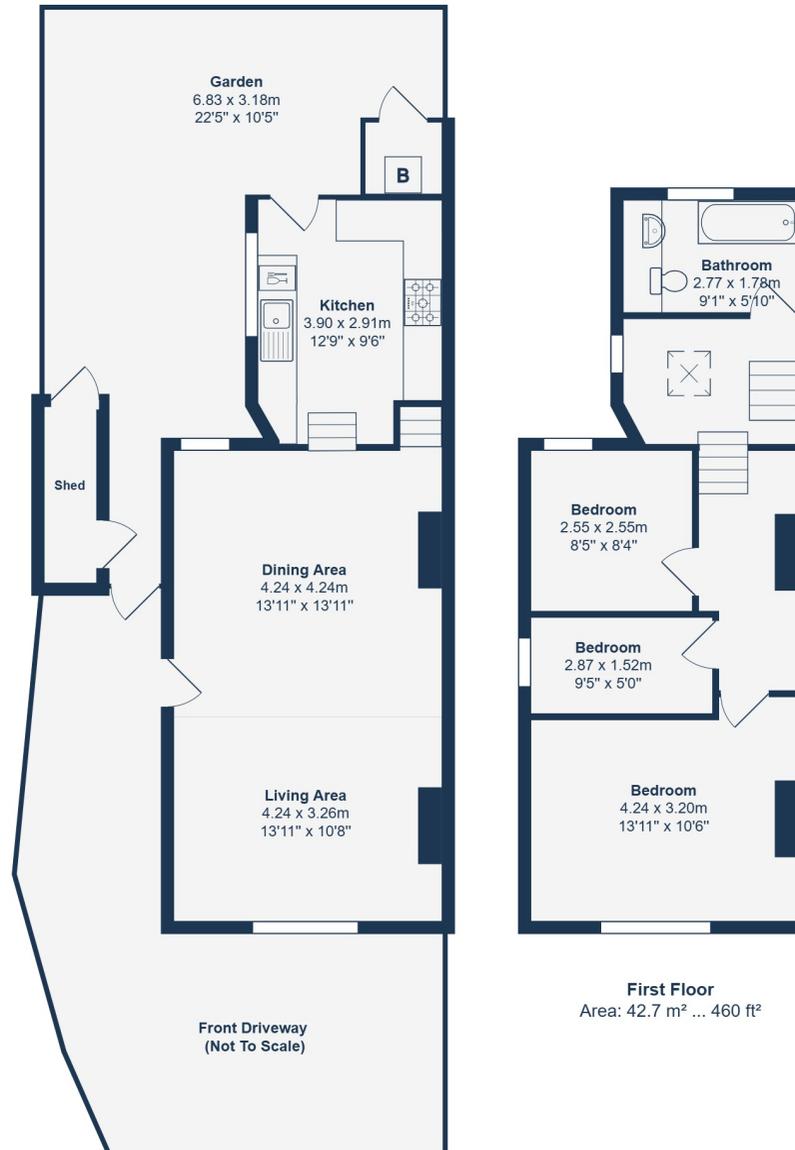
Spotlights, frosted sash window, sink basin unit, bathtub, heated towel rail, WC, tiled flooring.

## OUTSIDE

### Garden

Manicured L shape garden with storage shed and mature garden

### Driveway

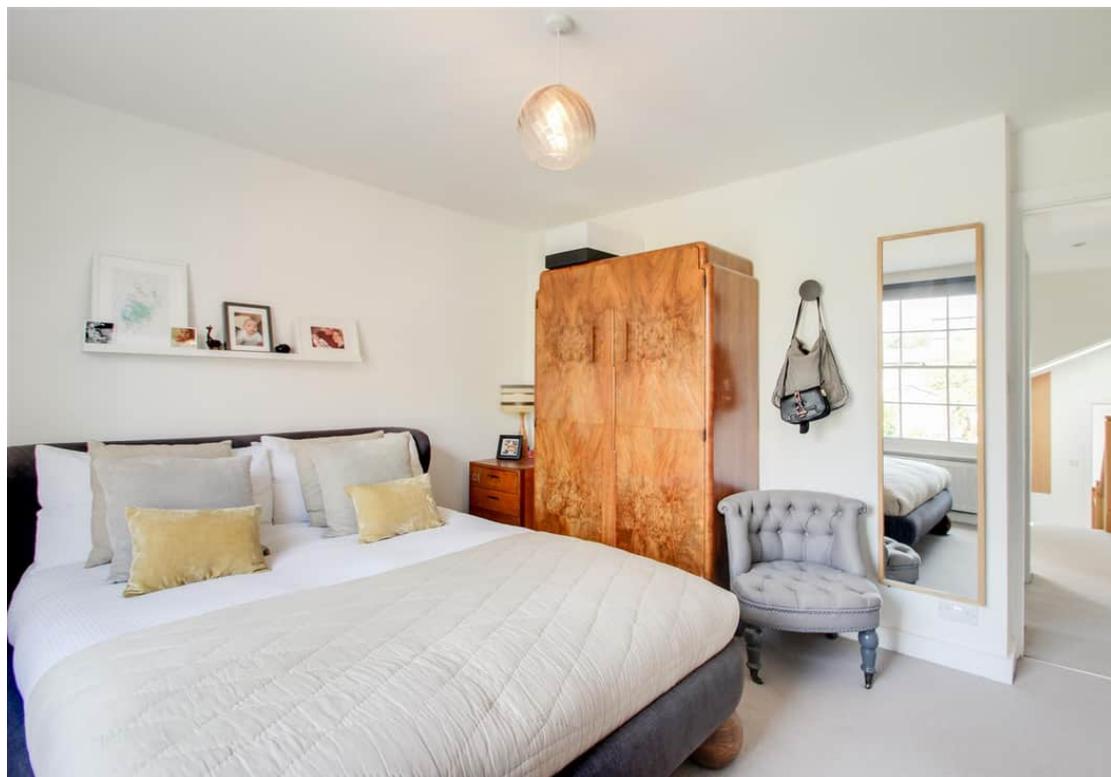


**Ground Floor**  
Area: 44.8 m<sup>2</sup> ... 483 ft<sup>2</sup>

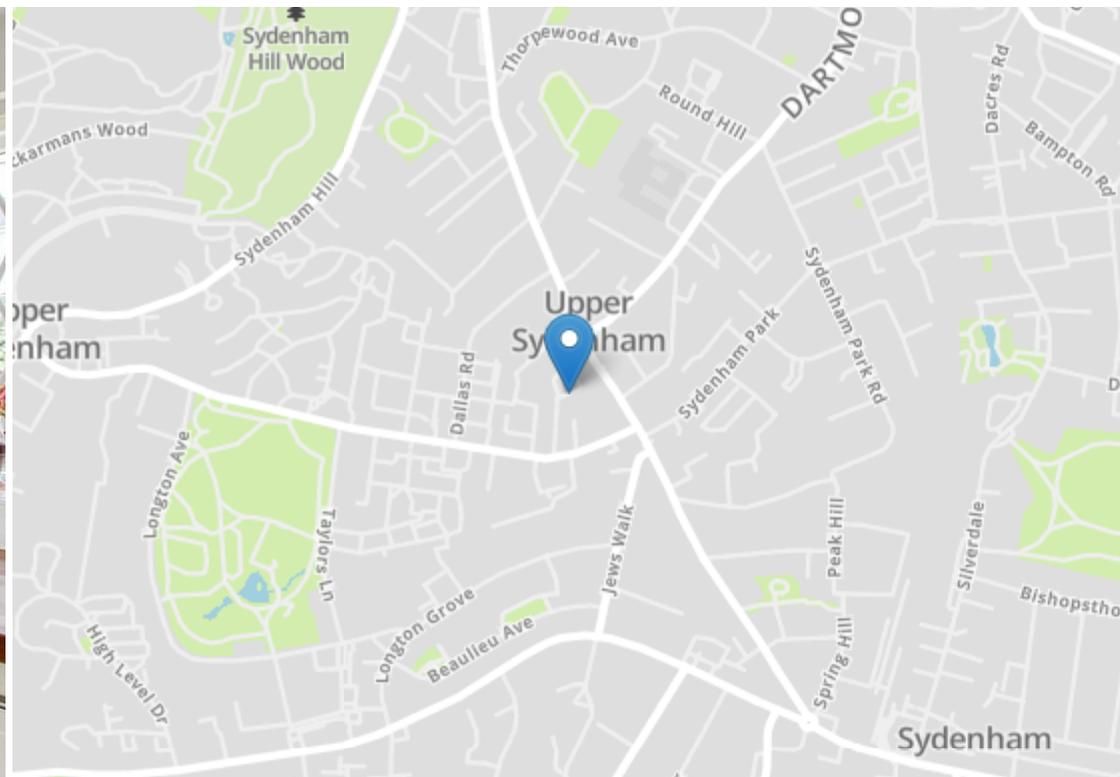
**First Floor**  
Area: 42.7 m<sup>2</sup> ... 460 ft<sup>2</sup>

Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup> (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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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