

Stanfords

— sales & lettings —



£950,000

4 bedroom semi-detached house

Derby Hill Crescent

Forest Hill

Read all about it...

Situated on a quiet and desirable tree-lined street in Forest Hill, this 4-bedroom 1930s semi-detached house has been lovingly maintained by the current owners. The property offers contemporary living while retaining some charming period features including; working cast-iron fireplaces, picture rails, stained glass windows.

Internally the property spans over 1,450sqft. The ground floor comprises a welcoming entrance hall leading to the bright front reception room and rear kitchen/diner with patio doors opening to the garden. Additionally, there is a downstairs WC and understairs storage. The first floor consists of a bright landing, two spacious double bedrooms, a third bedroom ideal for a study or nursery, and a modern family bathroom with ample natural light. The loft has been converted with a beautiful main bedroom with skylights, eaves storage and shower room.

Externally, the house is elevated from the pavement and features a driveway, garage, and side access to the easterly-facing garden with a patioed dining area, lawn, and flower beds leading to the garden shed.

Derby Hill Crescent is less than 0.3mi from Forest Hill Station offering a wide variety of local independent shops, cafes & restaurants. The road is popular for it's excellent neighbourhood community with local residents who have created a group they called 'Derby Hillage' due to its periodic street parties that regularly involve bouncy castles, home-brewed beers, and good music. Ideal for a growing family who wants to benefit from local amenities, beautiful green spaces, and good schools.

GREAT LOCATION
PERIOD FEATURES
THROUGHOUT
GARAGE & DRIVEWAY

SEMI - DETACHED HOUSE
EAST-FACING GARDEN WITH SIDE
ACCESS
APPROX. 1,458SQFT



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

Porch

Pendant ceiling light, stained glass window, tiled flooring.

Entrance Hall

Pendant ceiling light, stained glass window, picture rail, storage cupboard, hardwood flooring.

Reception Room

4.74m x 4.11m (15' 7" x 13' 6")

Pendant ceiling light, bay windows with wooden shutters, built-in alcove cabinetry, picture rail, cast iron working fireplace, radiators, hardwood flooring.

Kitchen/Dining Room

6.14m x 3.92m (20' 2" x 12' 10")

Pendant ceiling light, patio doors to the garden, double-glazed windows, cast iron working fireplace, matching base units, tiled splashback, electric double oven, 5 ring gas hob with overhead fan extractor, granite 1 1/2 sink with drainer, integrated dishwasher, cast iron fireplace, radiator, hardwood flooring.

Utility Room

Pendant ceiling light, frosted double-glazed window, sink, WC, tiled flooring.

FIRST FLOOR

Landing

Pendant ceiling light, frosted double-glazed window, storage cupboard, fitted carpet.

Bedroom

4.64m x 3.67m (15' 3" x 12' 0")

Pendant ceiling lights, double-glazed windows, picture rail, built-in storage cupboards, cast iron working fireplace, radiator, fitted carpet.

Bedroom

3.92m x 3.36m (12' 10" x 11' 0")

Pendant ceiling light, double-glazed windows, picture rail, alcove shelving, radiator, fitted

carpet.

Study/Nursery

2.93m x 2.29m (9' 7" x 7' 6")

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

Bathroom

2.61m x 1.26m (8' 7" x 4' 2")

Pendant circular light, frosted double-glazed window & bay window, tiled splashback, bathtub, walk-in shower with rainfall shower head, heated towel rail, WC, tiled flooring.

SECOND FLOOR

Landing

Pendant ceiling light, circular double-glazed window, fitted carpet.

Bedroom

5.67m x 5.66m (18' 7" x 18' 7")

Pendant ceiling light & spotlights, double-glazed windows & skylights, radiator, fitted carpet.

Shower Room

2.04m x 1.69m (6' 8" x 5' 7")

Spotlights, frosted double-glazed window, walk-in shower with rainfall shower head, vanity sink unit, heated towel rail, WC, tiled walls & flooring.

OUTSIDE

Garden

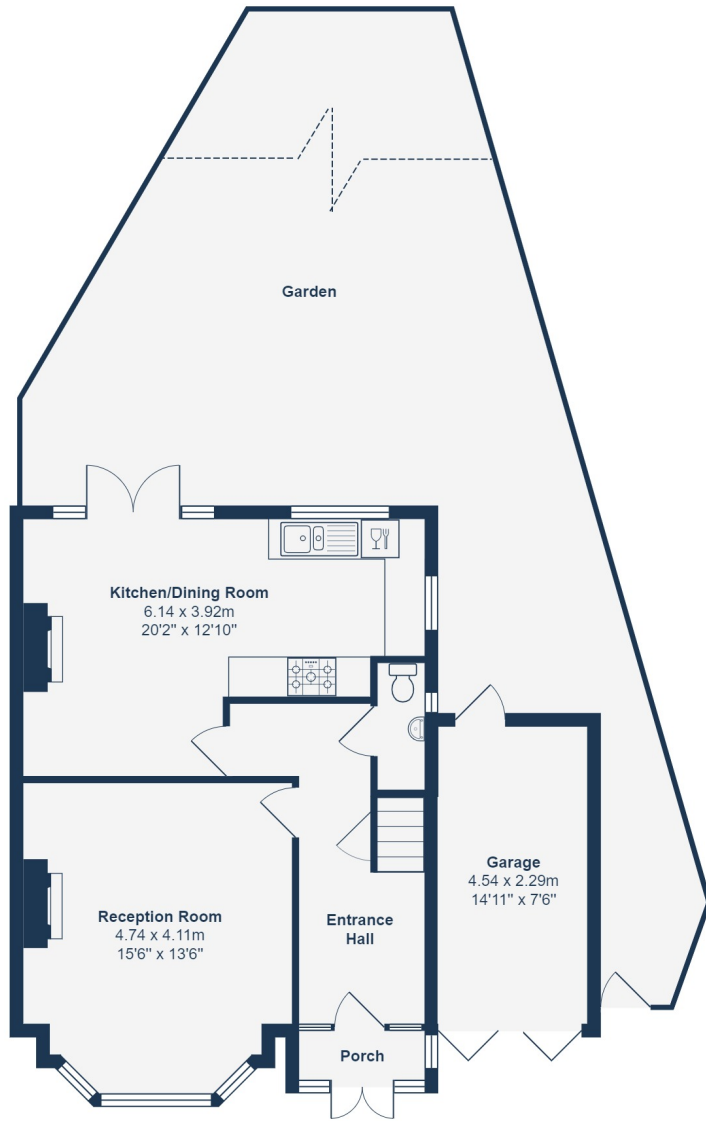
Tiered garden. Tiled & paved areas, well-maintained lawn, flower beds, garden shed.

Garage

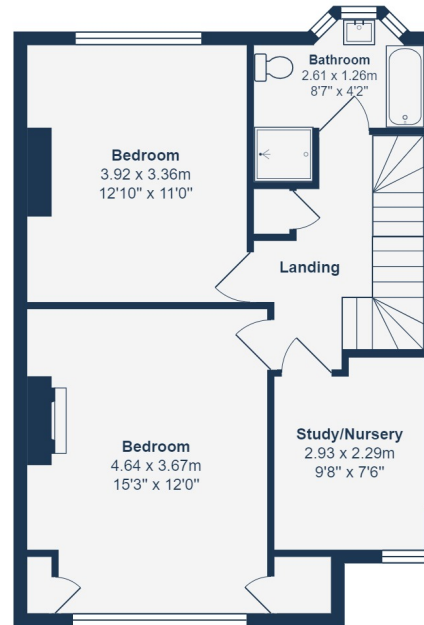
4.54m x 2.29m (14' 11" x 7' 6")

Pendant ceiling lights, tiled flooring.

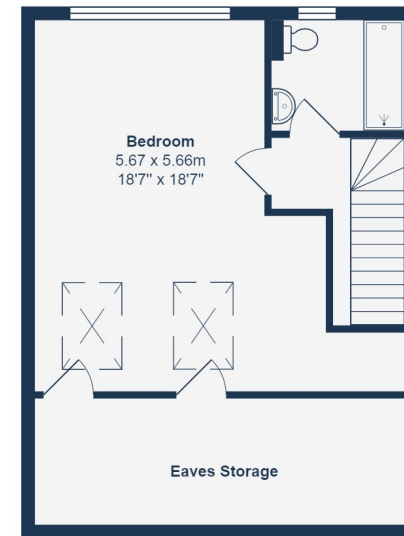
Off-Street Parking



Ground Floor
Area: 51.8 m² ... 558 ft²



First Floor
Area: 51.7 m² ... 556 ft²



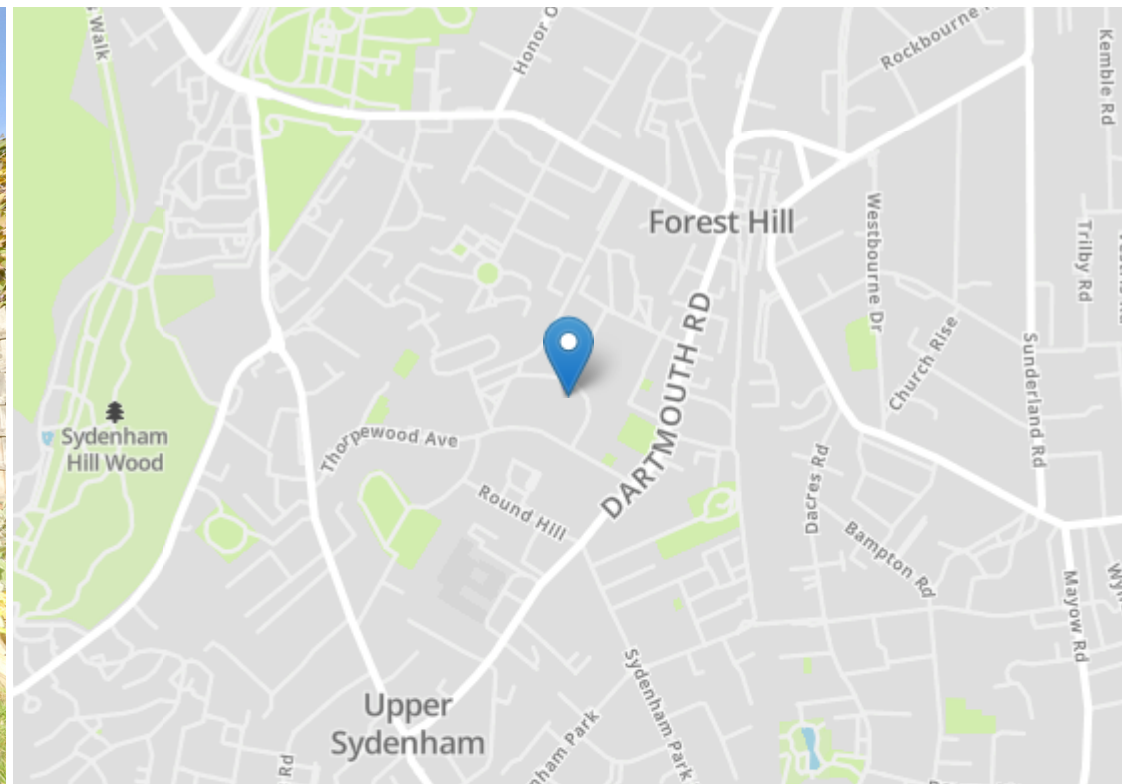
Second Floor
Area: 32.1 m² ... 345 ft²

Total Area: 135.5 m² ... 1458 ft² (excluding garden, eaves storage)

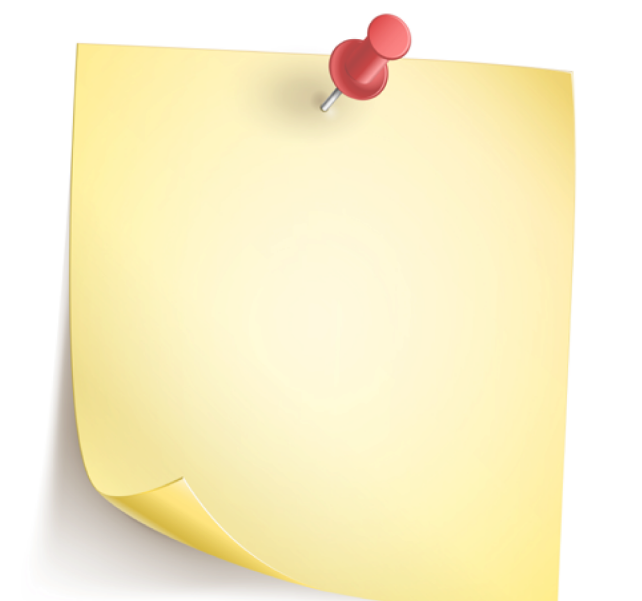
Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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