

Stanfords

— sales & lettings —



£875,000

4 bedroom terraced house

Dartmouth Road
Forest Hill

Read all about it...

Located on the border of Forest Hill and Sydenham you'll find this spacious 4-bedroom Edwardian house.

Internally, the property spans over 1640sqft and you are greeted by a welcoming entrance hall that leads to an expansive extended kitchen/dining area. The kitchen is handbuilt to perfectly fit the space and features granite worktops, a butler sink and underfloor heating. There are concertina doors that open out onto the rear garden. Furthermore, there is a separate reception room located at the front of the property and a utility room offering extra space for appliances. The first floor comprises 2 double bedrooms, a family bathroom and a third bedroom suitable for a study or a nursery. The second floor has 2 further double rooms and a shower room.

Externally, the rear garden faces west and benefits the sun's generous presence throughout the entirety of the day. At the front of the house, there is off-street parking for one car.

Local amenities, shops, cafes, and excellent schools such are within easy reach, while efficient transportation links connect you to central London and beyond with Forest Hill Station only 0.2mi from the property.

Council Tax: Lewisham Band E

APPROX 1647 SQFT
WEST-FACING GARDEN
GROUND FLOOR EXTENSION

0.2 MI TO FOREST HILL STATION
LOFT EXTENSION
OFF - STREET PARKING



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant light, storage cupboard, wood effect flooring.

Reception Room

4.38m x 3.92m (14' 4" x 12' 10")

Pendant lights, double-glazed windows, picture rail, fireplace, underfloor heating, wood effect flooring.

Kitchen/Diner

7.73m x 6.31m (25' 4" x 20' 8")

Spotlights, double-glazed window & concertina patio doors to the garden, skylight, matching base units, double electric oven, induction hob with overhead fan extractor, butler sink, granite top surfaces, integrated dishwasher, island, fireplace, underfloor heating, tiled flooring.

Utility Room

Pendant light, sink, WC, tiled flooring.

FIRST FLOOR

Landing

Pendant light, storage cupboard, fitted carpet.

Bedroom

3.87m x 2.19m (12' 8" x 7' 2")

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

Bedroom

3.91m x 3.60m (12' 10" x 11' 10")

Pendant light, double-glazed windows, picture rail, built-in wardrobes, radiator, fitted carpet.

Study/Nursery

2.43m x 1.81m (8' 0" x 5' 11")

Pendant light, double-glazed window, picture rail, built-in wardrobe, radiator, fitted carpet.

Bathroom

2.77m x 2.19m (9' 1" x 7' 2")

Spotlights, double-glazed frosted window, dado rail with wood panelling, bathtub, free standing shower with rainfall shower head, sink, radiator, WC, tiled flooring.

SECOND FLOOR

Bedroom

6.29m x 2.82m (20' 8" x 9' 3")

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

Bedroom

3.82m x 2.55m (12' 6" x 8' 4")

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

Shower Room

2.24m x 1.64m (7' 4" x 5' 5")

Spotlights, frosted double-glazed window, free standing shower with rainfall shower head, sink, heated tower rail, WC, tiled flooring.

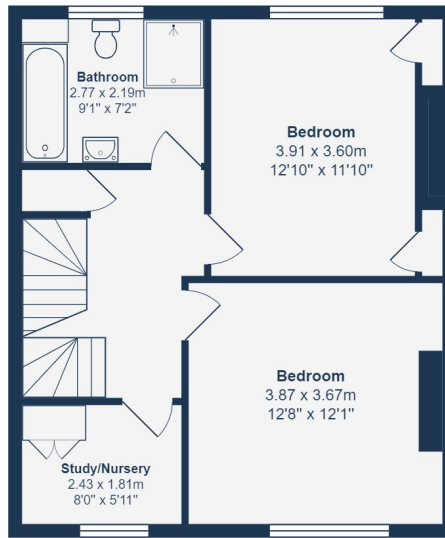
OUTSIDE

Garden

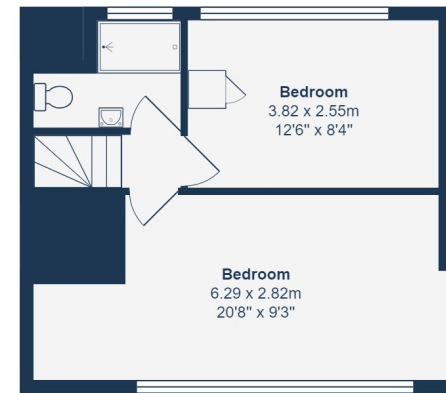
Tiered Garden with tiled dining area, stairs to a well-maintained lawn, flower beds, trees and the garden shed.



Ground Floor
Area: 73.4 m² ... 790 ft²



First Floor
Area: 48.5 m² ... 522 ft²



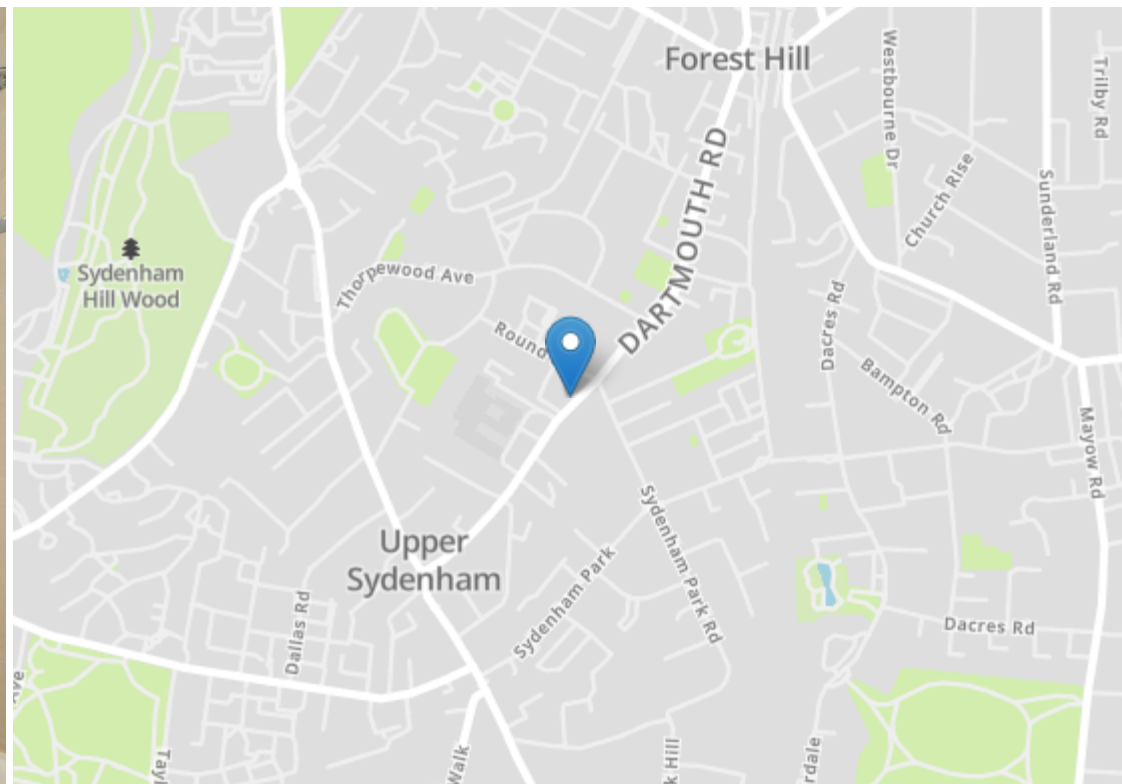
Second Floor
Area: 31.2 m² ... 336 ft²

Total Area: 153.0 m² ... 1647 ft²

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		82
(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.