

Stanfords
— sales & lettings —



£1,250,000

5 bedroom terraced house

Overcliff Road
Lewisham

Read all about it...

A beautifully presented 5 bedroom family home, arranged over 3 floors and boasting over 2,000 sqft of internal space. Located on Overcliff Road, the property is ideally situated within a mile of Ladywell, Brockley and Lewisham mainline and DLR Stations, providing a range of commuter services directly into Central London. Locally the property also benefits from being in close proximity to Ladywell Village and Brockley where you'll find a variety of independent shops, delis, cafes and restaurants. The popular Hilly Fields are just a stone's throw away, with a cafe, playground, dog park, football and cricket pitches, and tennis and basketball courts - a perfect space for the whole family to enjoy those warm summer days.

Internally the property has been extended and renovated to an exceptional standard by the current owners. The ground floor comprises a lovely double reception room boasting many period features, a downstairs cloakroom, access to the cellar for storage and a fully extended modern kitchen/diner leading out to a beautifully kept west-facing garden. On the first floor, there are three good-sized bedrooms, a modern family bathroom and a conveniently located utility room. The loft has been extended, creating two further bedrooms, the master benefitting from an en-suite shower room.

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

**5 BEDROOM FAMILY HOME
WEST FACING GARDEN
0.6MI TO LEWISHAM STATION &
DLR**

**LOFT & KITCHEN EXTENDED
CLOSE TO HILLY FIELDS
TOTAL AREA - 2,012SQFT.**

Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordstates.london
to arrange a viewing or request further information





GROUND FLOOR

Reception Room

16' 0" x 12' 5" (4.88m x 3.78m)

Double glazed bay windows, pendant ceiling light, fireplace with wood burner, radiator, engineered wood flooring.

Dining Room

13' 4" x 11' 1" (4.06m x 3.38m)

Pendant ceiling light, alcove shelving, engineered wood flooring.

Kitchen/Breakfast Room

20' 3" x 16' 10" (6.17m x 5.13m)

Double glazed sliding doors to garden, skylights, ceiling spotlights, pendant ceiling light, fitted kitchen units with breakfast bar, 2.0 bowl sink with mixer tap and drainer, integrated dishwasher, microwave, oven and induction hob, tiled flooring.

W/C

Washbasin, WC, tiled flooring.

FIRST FLOOR

Bedroom

16' 0" x 11' 7" (4.88m x 3.53m)

Double glazed windows, pendant ceiling light, radiator, engineered wood flooring.

Bedroom

12' 11" x 11' 0" (3.94m x 3.35m)

Double glazed window, pendant ceiling light, radiator, engineered wood flooring.

Bedroom

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window, pendant ceiling light, built-in wardrobe, radiator, engineer wood flooring.

Bathroom

Double glazed windows, pendant ceiling light, freestanding bathtub with shower, washbasin, WC, bidet, heated towel rail, tiled flooring.

Utility Room

9' 8" x 4' 10" (2.95m x 1.47m)

Double glazed window, pendant ceiling light, base cupboard unit with sink and mixer tap, plumbing for washing machine, radiator, engineered wood flooring.

SECOND FLOOR

Bedroom

9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed window, spotlights, radiator, wood flooring.

Bedroom

17' 0" x 9' 11" (5.18m x 3.02m)

Double glazed roof windows, double glazed window to rear, spotlights, eaves storage, radiator, wood flooring.

Shower room

Double glazed roof window, pendant ceiling light, walk-in shower with overhead and handheld showers, washbasin, WC, heated towel rail, tiled flooring.

OUTSIDE

Garden

Paved patio leading to landscaped garden and raised wood decking.

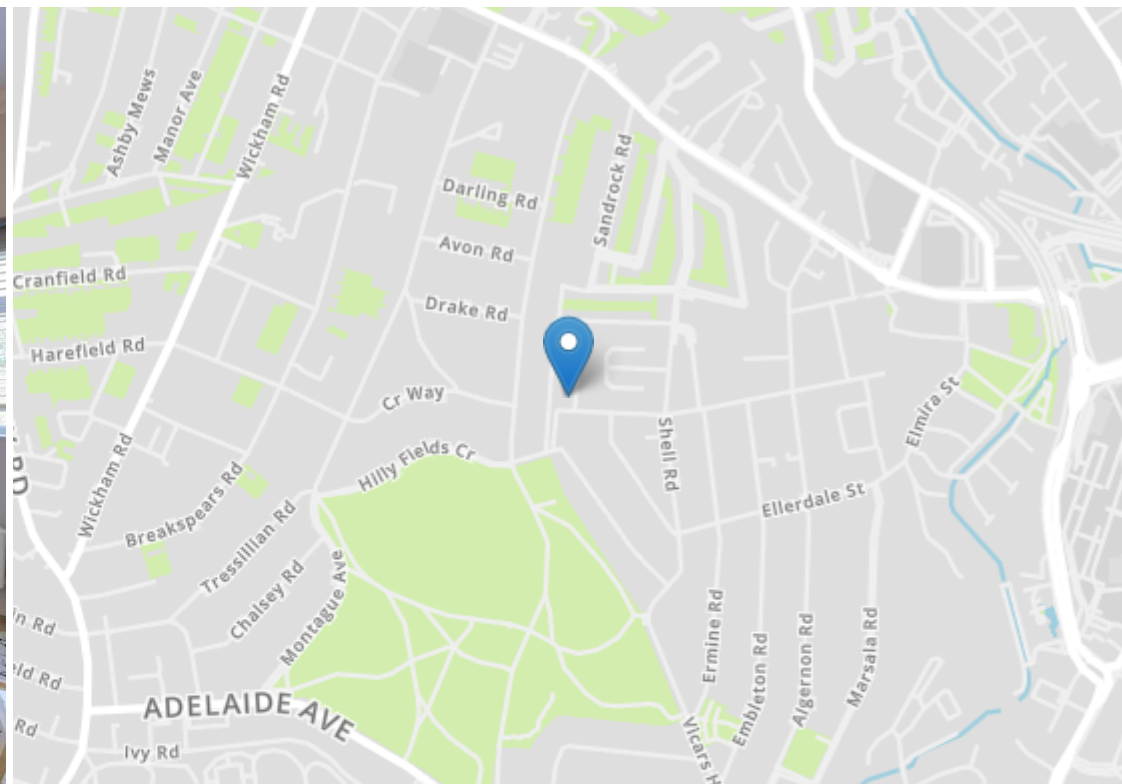


Total Area: 186.9 m² ... 2012 ft² (excluding garden, eaves storage)

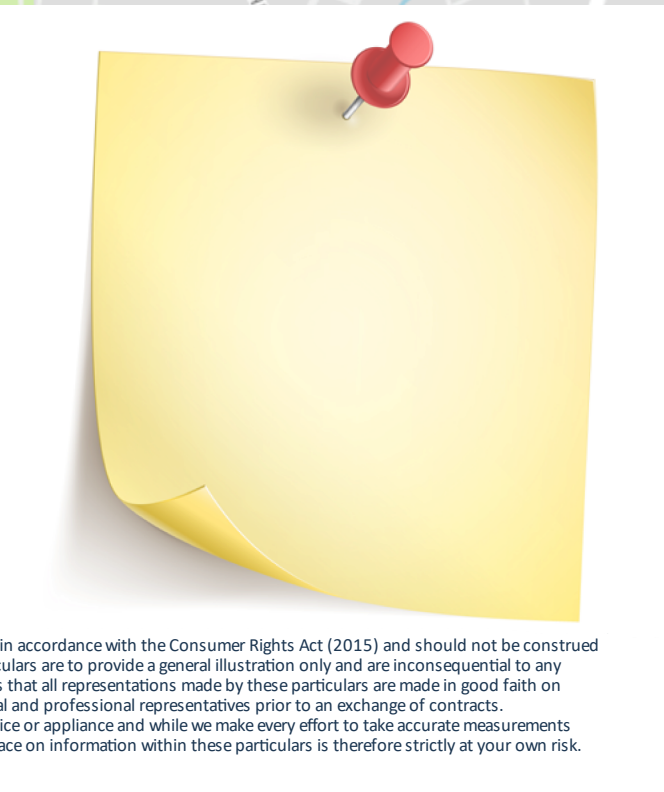
All measurements are approximate and for display purposes only







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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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