

Stanfords
— sales & lettings —



£875,000 Freehold
3 bedroom terraced house

Round Hill
Sydenham

Read all about it...

Set on a peaceful residential street just 0.6 miles from Forest Hill station, this charming 1920s-built home offers character, space, and the rare chance to own a piece of local history. Designed by renowned builder Ted Christmas, known for his quality Arts & Crafts homes, the property provides over 1,200 sqft of well-balanced living space and a lovely private garden - ideal for those seeking both comfort and convenience.

Inside, the wide entrance hall creates a welcoming first impression and sets the tone for the generous proportions throughout. The front reception room features a striking leaded light bay window and a traditional fireplace, while a separate dining room offers a bright, versatile space overlooking the garden. Beyond this, the cottage-style kitchen provides a charming backdrop for daily cooking, with scope to update or redesign if desired.

The rear garden is a real asset - an expansive green space with a patio area that's perfect for outdoor dining or relaxing. It also offers excellent potential for those looking to add a garden studio or carry out landscaping to create their ideal outdoor retreat.

The location is ideal for daily life, with well-rated schools, independent cafes, shops, and Forest Hill Pool all nearby. Several local parks are within walking distance, and excellent rail and bus connections make commuting into central London straightforward and stress-free.

With no onward chain, this is a great opportunity to secure a solid and characterful home in a rarely available spot - perfect for buyers ready to settle in and make their mark.

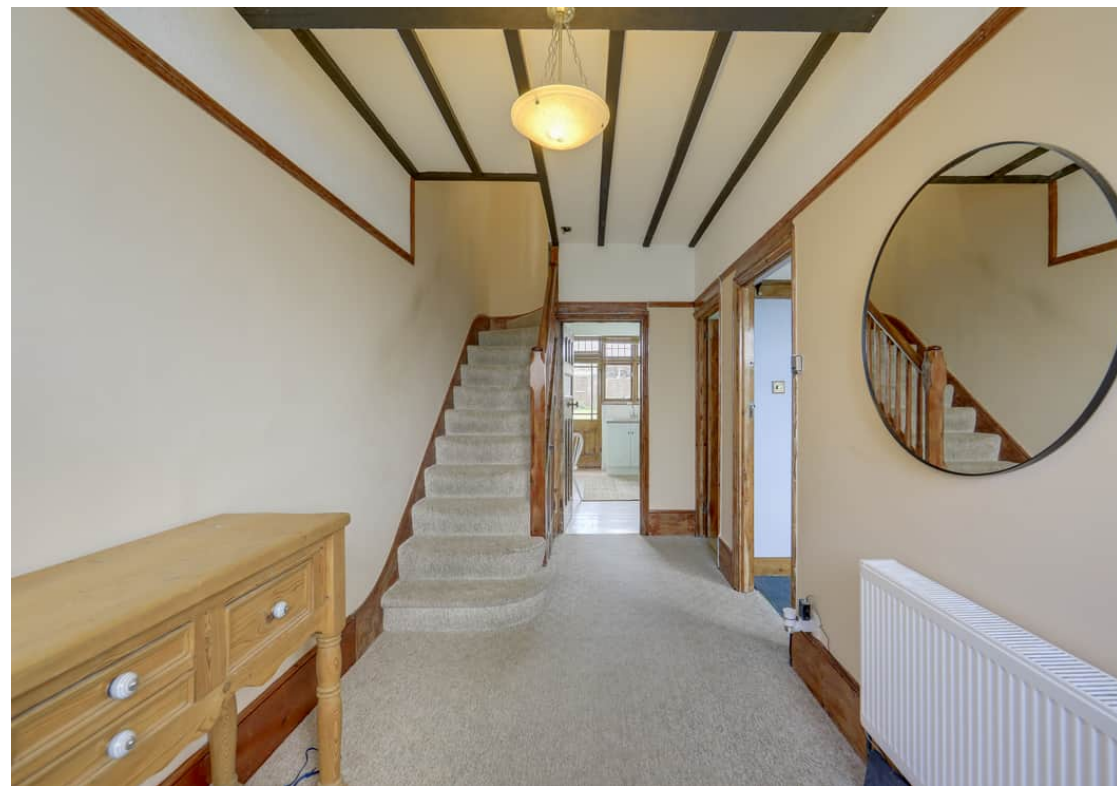
Tenure - Freehold

**ARTS & CRAFTS HOME
0.6MI TO FOREST HILL STATION
LARGE REAR GARDEN**

**CHAIN FREE
QUIET LOCATION
FURTHER EXTENSION POTENTIAL
(STPP)**

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

Radiator, carpet, stairs leading to the first floor.

Reception Room

4.63m x 4.44m (15' 2" x 14' 7")

Original lead-lined bay window to the front, fitted carpet, radiator, fireplace.

Dining Room

3.93m x 3.89m (12' 11" x 12' 9")

Single-glazed windows and door leading to the rear garden, fitted carpet, radiator, fireplace.

Kitchen

2.82m x 3.89m (9' 3" x 12' 9")

Original door and windows overlooking the rear garden, matching wall & base level units, electric oven and hob, single drainer stainless sink with mixer tap, wood effect floor, plumbing for washing machine, original cupboard housing the boiler.

FIRST FLOOR

Landing

Over-stair storage cupboard, access to the loft space, fitted carpet.

Bedroom

4.14m x 4.77m (13' 7" x 15' 8")

Original lead-lined bay window to the front, fitted carpet, radiator, fireplace.

Bedroom

4.14m x 3.61m (13' 7" x 11' 10")

Original windows overlooking the rear garden, fitted carpet, radiator, fireplace.

Bedroom

2.57m x 3.35m (8' 5" x 11' 0")

Original lead-lined window to the front, radiator, fitted carpet.

Bathroom

1.65m x 2.85m (5' 5" x 9' 4")

Window to the rear, panel enclosed bath with mixer tap and shower attachment, tiled surround, fixed wash basin, airing cupboard, wood effect flooring.

WC

0.83m x 1.88m (2' 9" x 6' 2")

Window to the rear, painted floorboards, low-level WC.

OUTSIDE

Garden

Patio area leading onto a generous lawn.



Ground Floor

First Floor

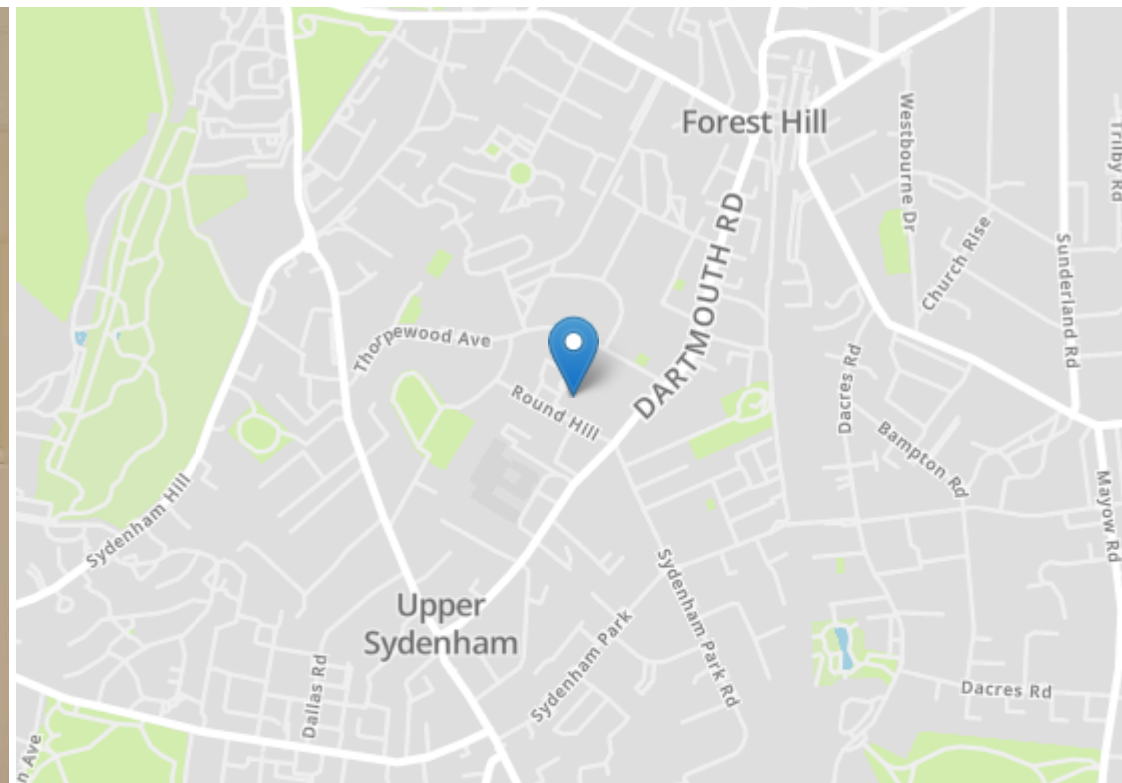
Total Area: 112.5 m² ... 1211 ft²

Drawn for Stanfords Sales & Lettings

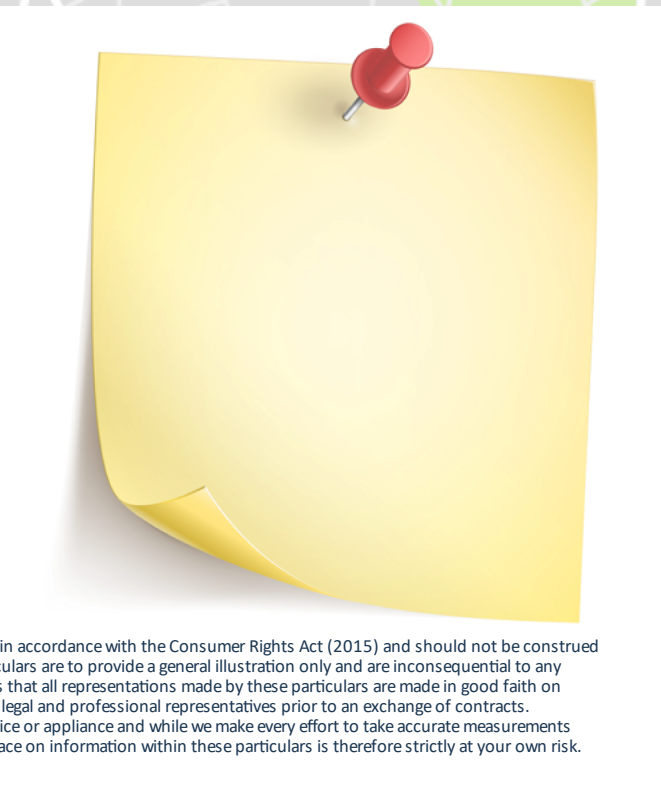
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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