

Stanfords
— sales & lettings —



£825,000 Freehold
5 bedroom semi-detached house

Cranston Road
Forest Hill

Read all about it...

This substantial five-bedroom semi-detached home is ideally positioned on a generous plot on Cranston Road, offering expansive living space perfectly suited for growing families.

Benefitting from a driveway offering off-street parking and a garage, the property boasts spacious and versatile accommodation throughout. The welcoming entrance hall leads to two bright and airy reception rooms and a generously sized kitchen. A ground floor WC and direct internal access to the garage add further convenience.

Upstairs, the first floor hosts five bedrooms, including a generous double bedroom with its own ensuite shower room — ideal as a master suite or guest room. A family bathroom and a separate WC complete this floor.

While already offering a well-planned layout, there is excellent potential to extend into the loft or to the rear, as seen with neighbouring properties (subject to planning permission).

The beautifully maintained west-facing garden features a large patio — perfect for alfresco dining — and an expansive lawn providing plenty of space for play and relaxation.

Cranston Road enjoys superb transport links, with Forest Hill Station within easy reach, offering fast National Rail and Overground services into Central London. Catford and Catford Bridge stations, approximately a mile away, offer additional convenient options for commuters. Families will appreciate the close proximity to highly regarded nurseries and schools, including Perrymount Primary School and Kilmore Primary School.

For day-to-day essentials and a quick bite, there's a lively local parade of independent shops, cafes, and eateries just at the top of Cranston Road — offering great convenience without the need to travel far. Bell Green Retail Park is also nearby, while the vibrant Forest Hill town centre provides a fantastic mix of independent stores, supermarkets, and the renowned Horniman Museum and Gardens — with its expansive grounds and popular Sunday market, perfect for discovering local producers and crafts.

This welcoming home presents a fantastic opportunity to secure a large, versatile property in a well-connected, family-friendly location.

Council Tax: Lewisham band D

**FIVE BEDROOM FAMILY HOME
DRIVEWAY PARKING SPACE
INTEGRAL GARAGE**

**LARGE WEST FACING GARDEN
TWO RECEPTION ROOMS
0.8MI TO FOREST HILL STATION**



Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage cupboards, radiator, vinyl flooring.

Reception Room

4.85m x 3.84m (15' 11" x 12' 7")

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

Dining Room

4.28m x 3.30m (14' 1" x 10' 10")

Double-glazed sliding doors to garden, pendant ceiling light, radiator, laminate wood flooring.

Kitchen

5.24m x 3.41m (17' 2" x 11' 2")

Double-glazed windows and door to garden, ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap, plumbing for dishwasher, integrated oven, grill and gas hob, extractor hood, tile flooring.

WC

1.07m x 0.96m (3' 6" x 3' 2")

Double-glazed window, pendant ceiling light, washbasin, WC, radiator, tile flooring.

Garage

4.77m x 2.78m (15' 8" x 9' 1")

plumbing for washing machine.

FIRST FLOOR

Landing

Pendant ceiling light, storage cupboard, fitted carpet.

Bedroom

4.77m x 2.78m (15' 8" x 9' 1")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Ensuite

1.84m x 0.96m (6' 0" x 3' 2")

Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, tile flooring.

Bedroom

4.28m x 3.09m (14' 1" x 10' 2")

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

Bedroom

4.27m x 3.49m (14' 0" x 11' 5")

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

Bedroom

3.01m x 2.16m (9' 11" x 7' 1")

Double-glazed window, inset ceiling spotlights, radiator, laminate wood flooring.

Bedroom

2.78m x 2.43m (9' 1" x 8' 0")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

2.43m x 1.68m (8' 0" x 5' 6")

Double-glazed window, pendant ceiling light, bathtub with shower, washbasin, storage cupboard, radiator, laminate flooring.

WC

1.75m x 0.79m (5' 9" x 2' 7")

Double-glazed window, pendant ceiling light, WC, laminate flooring.

OUTSIDE

Garden

Paved patio leading to lawn with mature plant borders, storage shed, side access.

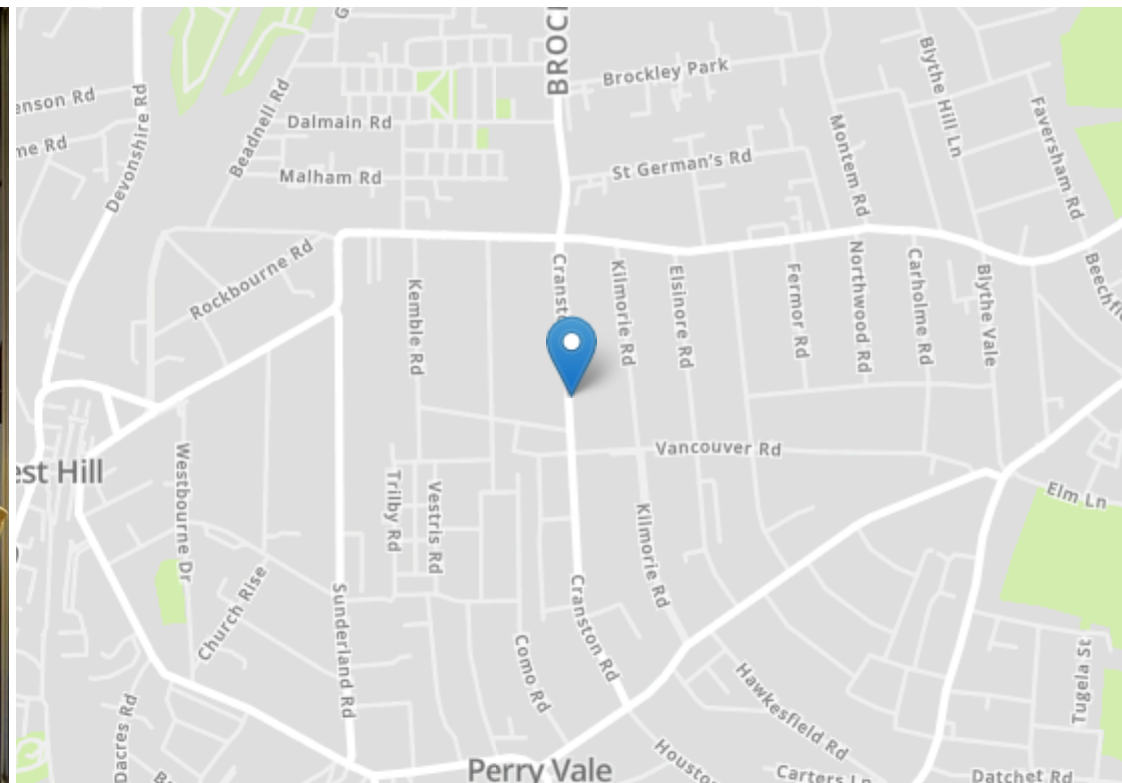


Total Area: 148.9 m² ... 1603 ft²

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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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