



**£650,000 Freehold**  
2 bedroom end of terrace house

Stanstead Road  
Forest Hill



# Read all about it...

A light and spacious two-bedroom end-of-terrace home, offering the perfect blend of period charm, modern comfort, and a superb location.

The ground floor offers a bright and inviting lounge, a separate dining room, and a spacious kitchen, while upstairs there are two well-sized double bedrooms and a modern family bathroom. To the rear, the south-facing garden provides a leafy and tranquil setting, perfect for alfresco dining and relaxing in the sun.

Ideally situated on a quiet yet well-connected residential street, the property is within easy reach of Forest Hill Station for fast National Rail and Overground services. The area is popular with families, thanks to its highly regarded nurseries and schools, while local amenities include an array of shops, cafés, and restaurants. The renowned Horniman Museum and Gardens, with its Sunday market and expansive green spaces, is also close by.

## GROUND FLOOR

### Lounge

3.83m x 3.61m (12' 7" x 11' 10")

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

### Dining Room

4.01m x 3.02m (13' 2" x 9' 11")

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

### Kitchen

3.40m x 2.95m (11' 2" x 9' 8")

Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated oven and gas hob, radiator, vinyl flooring.

## FIRST FLOOR

### Bedroom

3.65m x 3.31m (12' 0" x 10' 10")

Double-glazed windows. pendant ceiling light, built-in wardrobes, radiator, wood flooring.

### Bedroom

4.94m x 3.02m (16' 2" x 9' 11")

Double-glazed windows, inset ceiling spotlights, storage cupboard, radiator, fitted carpet.

### Bathroom

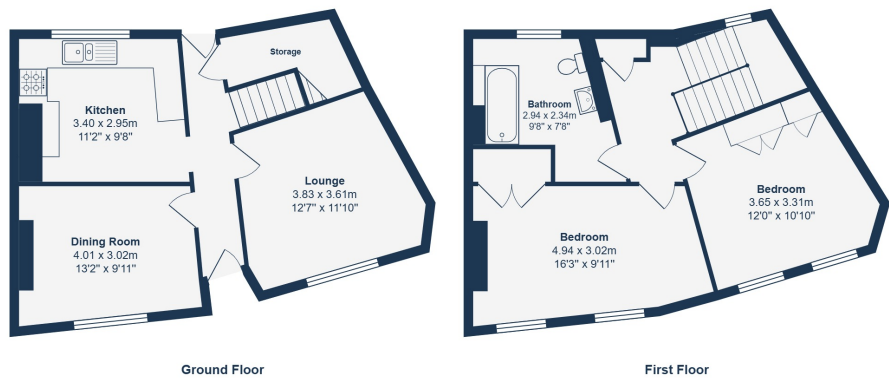
2.94m x 2.34m (9' 8" x 7' 8")

Double-glazed sash window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.

## OUTSIDE

### Garden

Paved south facing garden.



Total Area: 90.0 m<sup>2</sup> ... 968 ft<sup>2</sup>

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.

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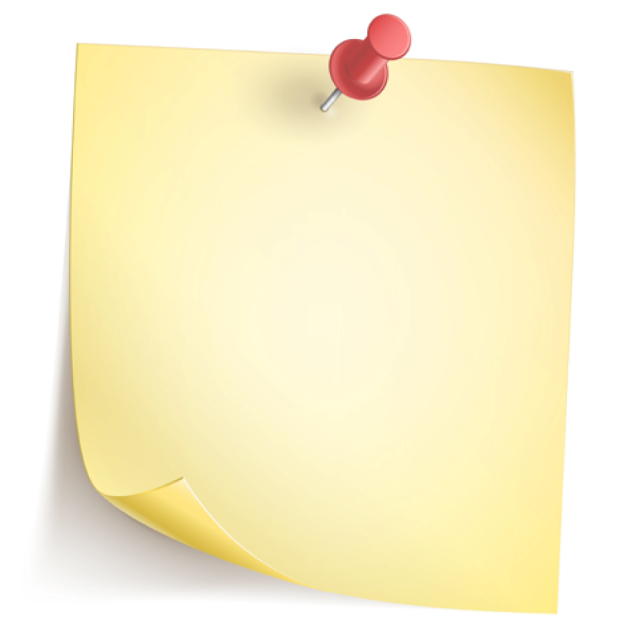
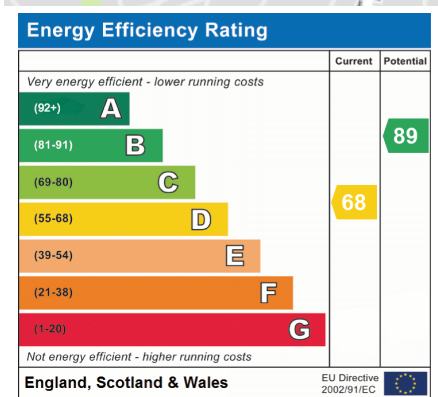
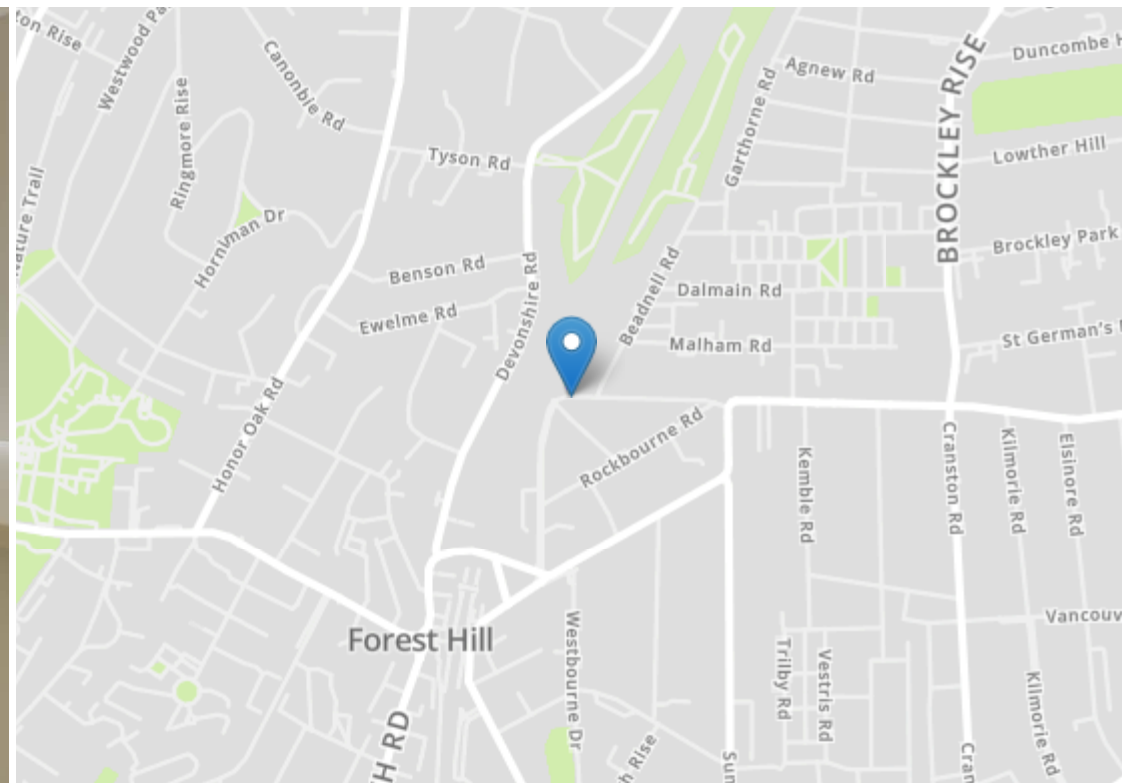


DOUBLE FRONTED HOUSE  
LIGHT & MODERN INTERIORS  
SOUTH FACING GARDEN

TWO DOUBLE BEDROOMS  
END OF TERRACE  
CLOSE TO FOREST HILL  
STATION







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