



£500,000

2 bedroom flat

Hurstbourne Road
Forest Hill

Read all about it...

This spacious 2-bedroom flat with a private entrance is located on the borders of Forest Hill & Catford. Hurstbourne road is a popular residential area located 0.9 mi from the center of Forest Hill and 0.5 mi from Catford and Catford Bridge Station. You are only a short walk from Blythe Hill Fields Park and a stones-throw away from the locally loved Blythe Hill Tavern, amongst other amenities.

Internally, the property spans approximately 700sqft featuring; a welcoming entrance hall, a bright front lounge /diner, a spacious kitchen equipped with integrated appliances and a breakfast bar. It also boasts a generously proportioned double bedroom with built-in wardrobes, a smaller bedroom with French doors opening to the garden and an elegantly designed three-piece bathroom suite.

Externally, the flat enjoys the advantages of a 27' south-west facing garden with a patioed dining area, a well-maintained lawn and a summer house with electric hook-up. Additionally, off-street parking is available for the residents.

GROUND FLOOR

Hallway

Pendant ceiling lights, tiled flooring.

Lounge/Diner

4.78m x 4.14m (15' 8" x 13' 7")

Pendant ceiling light & spotlights, double-glazed windows, dado rail, fireplace, radiator, stripped wood floorboards.

Kitchen

3.37m x 3.30m (11' 1" x 10' 10")

Pendant ceiling light & spotlights, double-glazed window, tiled splashback, laminate worktops, electric oven, gas hob with overhead fan extractor, breakfast bar, sink, integrated dishwasher, laminate flooring.

Bedroom

4.29m x 3.64m (14' 1" x 11' 11")

Pendant ceiling light, double-glazed windows,

built-in wardrobes, radiator, fitted carpet.

Bedroom

3.64m x 2.25m (11' 11" x 7' 5")

Pendant ceiling light, double-glazed window, French doors to the garden, laminate flooring.

Bathroom

2.82m x 2.20m (9' 3" x 7' 3")

Spotlights, double-glazed window, vanity sink unit, bathtub, heated towel rail, WC, fitted carpet.

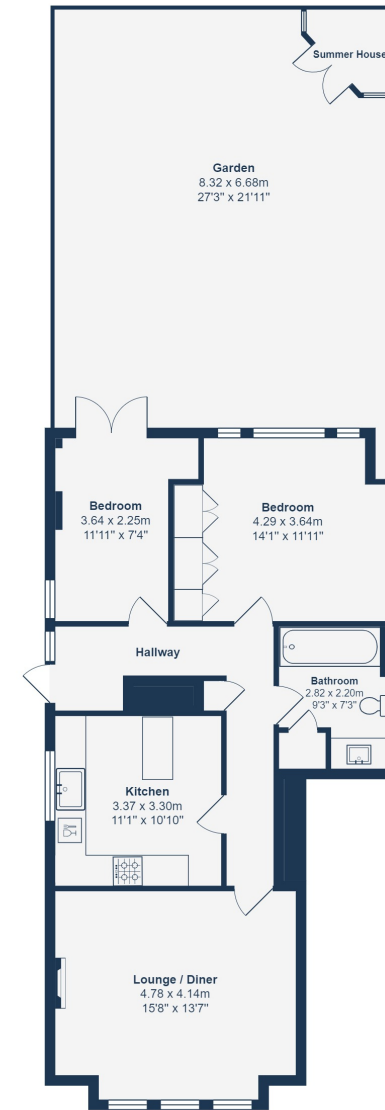
OUTSIDE

Garden

8.32m x 6.68m (27' 4" x 21' 11")

Tiered garden, well-maintained lawn leading to a patioed area and the summer house.

Summer House with electric hook-up



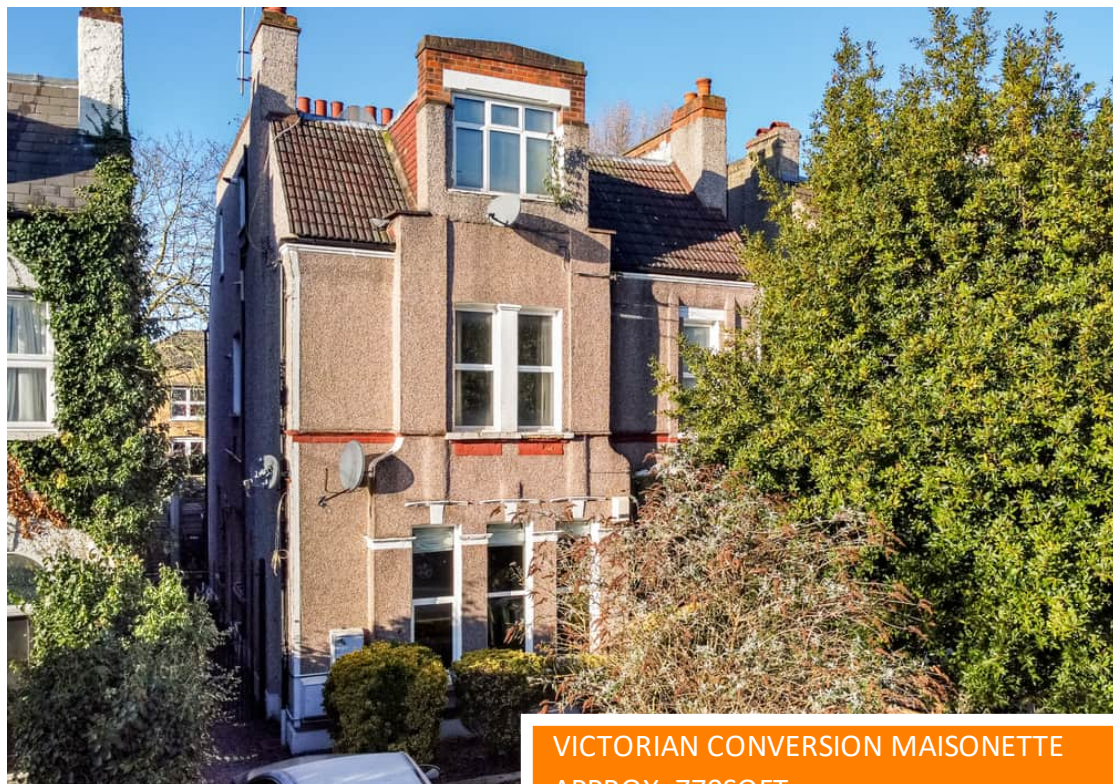
Ground Floor
Total Area: 71.5 m² ... 770 ft² (excluding garden, summer house)

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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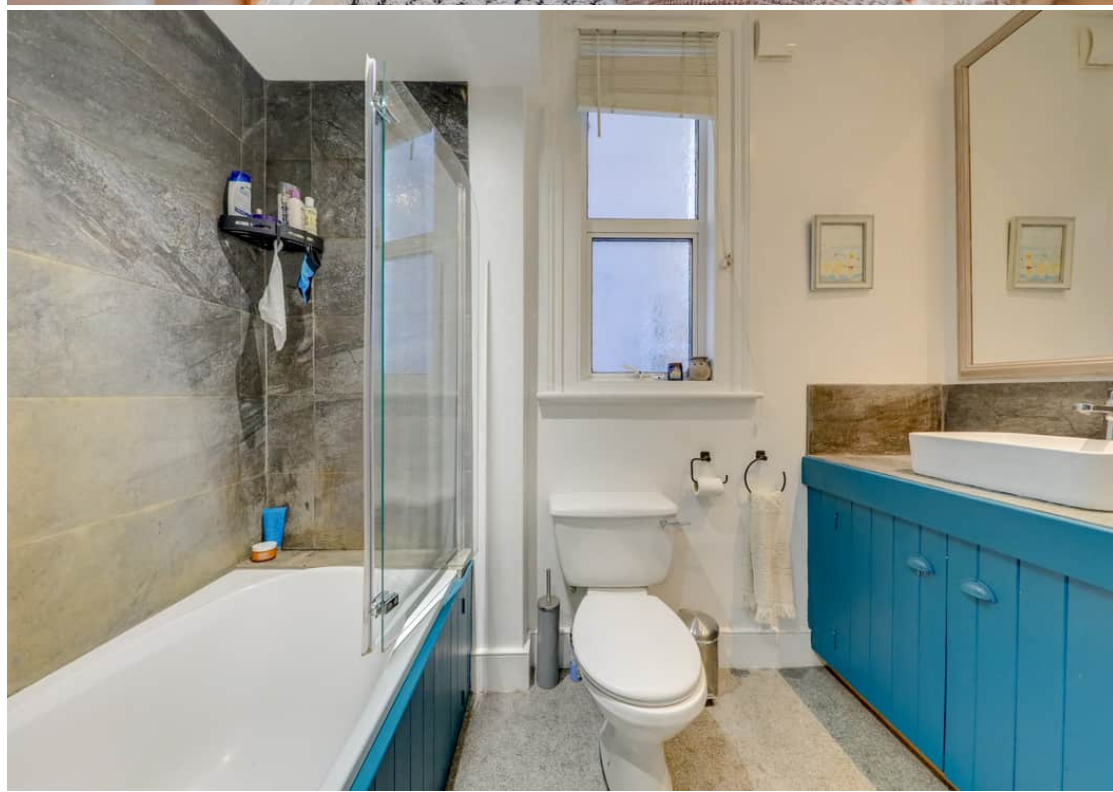
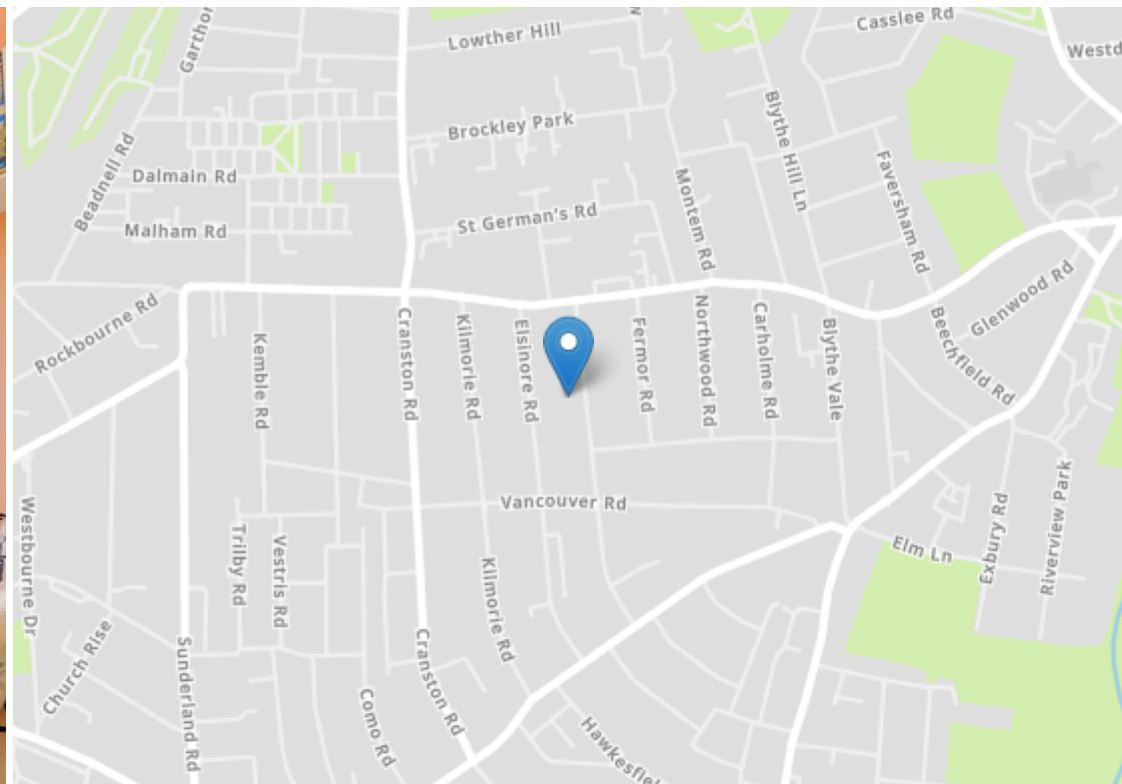


VICTORIAN CONVERSION MAISONETTE
APPROX. 770SQFT
PRIVATE SOUTH-WEST FACING GARDEN



0.8MI TO FOREST HILL & CATFORD &
CATFORD BRIDGES STATIONS
OFF-STREET PARKING SPACE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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