

Stanfords

— sales & lettings —



£1,150,000 Freehold
5 bedroom semi-detached house

Woolstone Road
Forest Hill

Read all about it...

This spacious five-bedroom Edwardian home on Woolstone Road blends original character with modern updates, offering flexible, well-proportioned living across three floors. With over 2,300 square feet of space, it's ideal for families looking for room to grow in a well-connected, community-focused part of South East London.

Inside, you'll find two generous reception rooms - one with a bay window and feature fireplace, the other opening out into a sunroom with views of the garden. The kitchen is fitted with modern appliances and has plenty of storage, while a useful utility room with a shower and WC adds everyday practicality. Period details like sash windows, picture rails, and original fireplaces are found throughout, giving the home warmth and personality.

Upstairs, the first floor has three good-sized bedrooms, two with en-suites, and the main bedroom benefits from its own dressing room. The top floor provides two more bedrooms, an additional bathroom, and a bright, skylit space perfect for a home office or further dressing area - ideal for adapting to family life or working from home.

The southeast-facing garden is a lovely spot for relaxing or hosting, with a tiled patio for outdoor dining and a lawn surrounded by established planting. A summer house adds even more flexibility, whether as a studio, office, or quiet retreat. Forest Hill Station is within easy reach and offers fast links into central London, including London Bridge in around 15 minutes via the East London Line. The area is also well-served by local schools, with Kilmore (Ofsted Outstanding), Dalmain, Eliot Bank, and Fairlawn (all Good) nearby, making this a popular spot for families.

All in all, this is a well-balanced home that offers space, charm, and convenience in equal measure - an ideal choice for those looking to settle in a friendly, well-connected neighbourhood.

CHAIN FREE!
OFF-STREET PARKING SPACE
SOUTH-EAST FACING GARDEN
2 RECEPTION ROOMS

APPROX - 2334SQFT
SEMI-DETACHED EDWARDIAN
HOUSE
5 BEDROOMS & 4 BATHROOMS
CELLAR STORAGE SPACE

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

Porch

Entrance Hall

Pendant ceiling lights, laminate flooring.

Reception Room

4.56m x 4.26m (15'0" x 14'0")

Pendant ceiling light & wall lights, bay windows, picture rail, alcove shelving, original fireplace, radiator, laminate flooring.

Kitchen

3.74m x 3.59m (12'3" x 11'9")

Pendant ceiling light, sash window, fitted kitchen units, electric oven, induction hob with overhead fan extractor, stainless steel sink, radiator, laminate flooring.

Utility with Shower Room

2.76m x 2.42m (9'1" x 7'11")

Pendant ceiling light, walk-in shower, WC, laminate flooring.

Reception Room

5.34m x 3.94m (17'6" x 12'11")

Pendant ceiling lights, wall lights, window, patio doors opening to the sun room, picture rail, fireplace, radiators, laminate flooring.

Sun Room

3.94m x 1.82m (12'11" x 6'0")

Patio doors to the garden, glass roof, windows, tiled flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

5.48m x 4.56m (18'0" x 15'0")

Pendant ceiling lights, bay window, sash window, picture rail, original fireplace, built-in wardrobe, radiators, laminate flooring.

Dressing Room

3.58m x 2.55m (11'9" x 8'4")

Pendant ceiling light, sash window, picture rail, built-in wardrobes, original fireplace, radiator, laminate flooring.

Ensuite

2.83m x 1.30m (9'3" x 4'3")

Circular ceiling light, enclosed walk-in shower, sink, heated towel rail, WC, tiled flooring.

Bedroom

3.40m x 2.83m (11'2" x 9'3")

Pendant ceiling light, sash window, built-in wardrobes, radiator, laminate flooring.

Ensuite

2.83m x 1.3m (9'3" x 4'3")

Circular ceiling light, frosted sash window, enclosed walk-in shower, sink basin unit, heated towel rail, WC, tiled flooring.

Bedroom

3.97m x 3.73m (13'0" x 12'3")

Spotlights, sash bay window, built-in wardrobe, original fireplace, radiator, laminate flooring.

SECOND FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

5.87m x 5.49m (19'3" x 18'0")

Circular ceiling lights, door to Juliette balcony, skylights, stainless steel sink, fitted cupboard, electric fireplace, eaves storage, radiator, laminate flooring.

Bedroom

3.83m x 3.42m (12'7" x 11'3")

Circular ceiling lights, double-glazed window, radiator, laminate flooring.

Ensuite

2.63m x 1.18m (8'8" x 3'10")

Circular ceiling light, enclosed walk-in shower, sink basin unit, WC, laminate flooring.

Dressing Room

3.07m x 2.33m (10'1" x 7'8")

Spotlights, skylight, laminate flooring.

OUTSIDE

Garden

Tiled patio, lawn, flower-beds.

Summer House



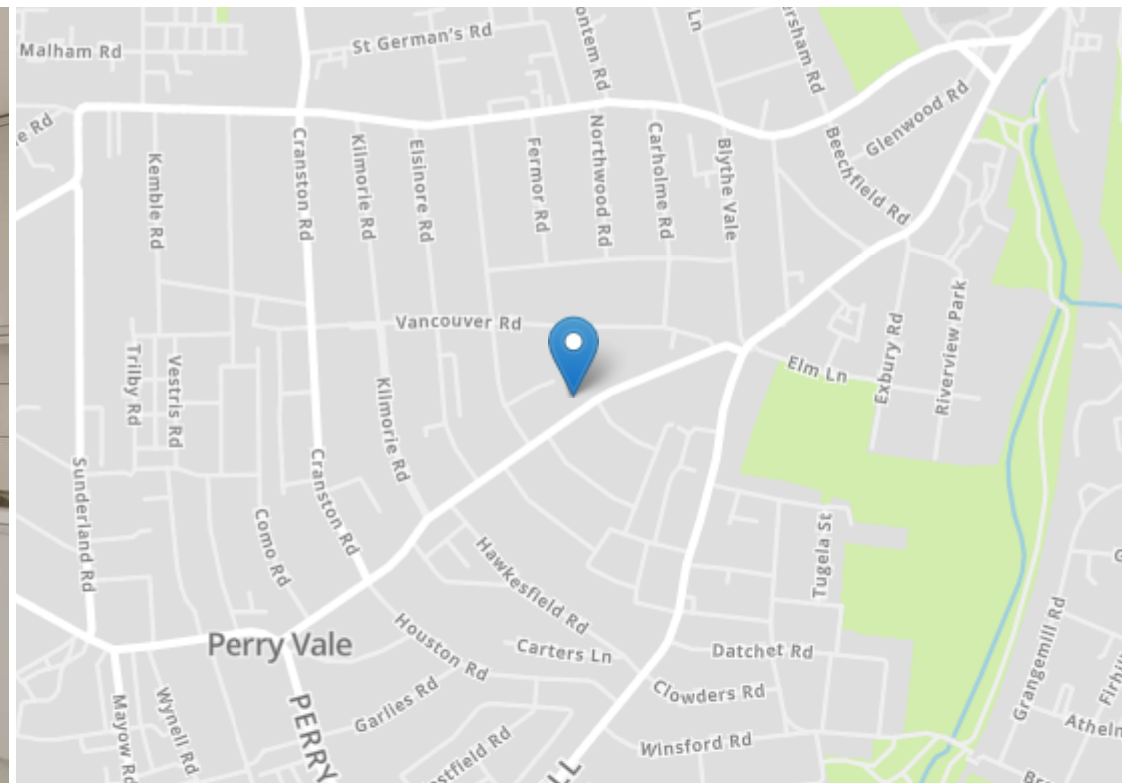
Total Area: 216.9 m² ... 2334 ft² (excluding eaves storage, cellar)

Drawn for Stanfords Sales & Lettings

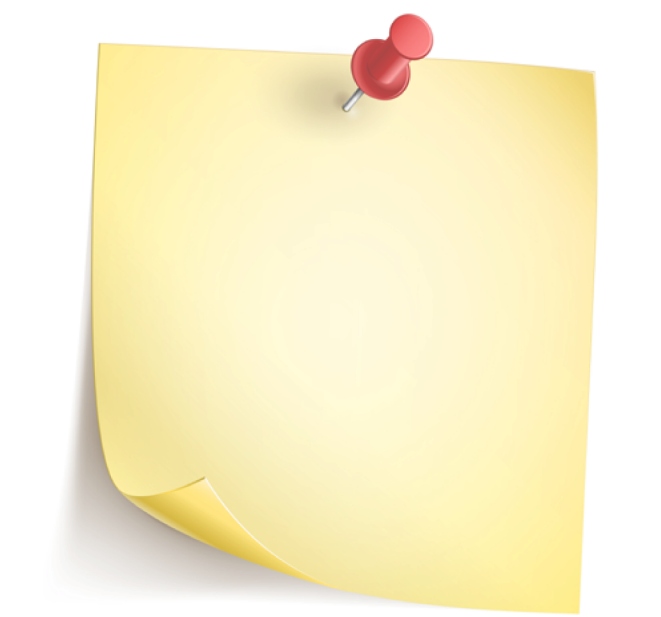
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England, Scotland & Wales | | |



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