



**£795,000 Freehold**  
3 bedroom end of terrace house

Manor Mount  
Forest Hill

## Read all about it...

Nestled on the highly desirable Manor Mount in Forest Hill, this spacious end-of-terrace house offers a fantastic opportunity to create your perfect home.

The property features three generously sized double bedrooms, two with ensuite bathrooms. The ground floor boasts a bright and inviting front reception room, leading to a kitchen diner, perfect for entertaining. Outside, you'll find a large rear garden, while off-street parking at the front adds convenience.

This chain-free property is ideally located just 0.3 miles from Forest Hill station, providing excellent transport links. You'll also be within easy reach of local shops, cafes, the renowned Horniman Gardens, and within the catchment area for Fairlawn Primary School, making this home perfect for a couple or small family.



**0.3 MI FROM FOREST HILL  
STATION  
CHAIN FREE!  
LARGE REAR GARDEN**

**THREE DOUBLE BEDROOMS  
SOUGHT-AFTER LOCATION  
TOTAL AREA - 1,244SQFT.**



**Like what you see?**

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to arrange a viewing or request further information



The kitchen features light grey cabinets with brass handles. The countertop is black, and the backsplash is made of light-colored tiles. A stainless steel range hood is mounted above the gas stove. A black oven is integrated into the cabinetry. A white washing machine is built into the lower cabinets. The floor is made of light-colored wood.



## GROUND FLOOR

### Entrance Hall

Wood floor, stairs leading to the first floor.

### Reception Room

3.5m x 3.92m (11' 6" x 12' 10")

Double-glazed bay window to front with wooden shutters, wood floor, built-in media unit, and radiator.

### Kitchen/Diner

4.87m x 2.88m (16' 0" x 9' 5")

Double-glazed window to rear, double-glazed french doors leading to the garden, laminate wood floor, matching wall & base level units with laminate worktops, two stainless sinks with mixer tap, four-ring gas hob with extractor hood, electric oven, plumbing for washing machine, boiler.

### WC

Wood floor, fixed wash basin, low-level WC.

## FIRST FLOOR

### Landing

Stairs leading to the second floor, fitted carpet.

### Bedroom

4.31m x 2.88m (14' 2" x 9' 5")

Double-glazed windows to the rear, fitted carpet, fitted wardrobes, radiator.

### Bedroom

3.52m x 4.74m (11' 7" x 15' 7")

Double glazed bay window to the front with wooden shutters, fitted carpet radiator, en-suite shower room.

### En-Suite

Window to the side, tiled floor, tiled surround, shower enclosure, fixed wash basin, low-level WC.

### Bathroom

Window to side, tiled floor, tiled surround, panel-enclosed bath with shower, low-level Wc, fixed wash basin, vanity unit, powered extractor fan.

## SECOND FLOOR

### Bedroom

3.54m x 5.87m (11' 7" x 19' 3")

Two skylights, fitted carpet, built-in wardrobes and drawers, open to the Bathroom.

### Bathroom

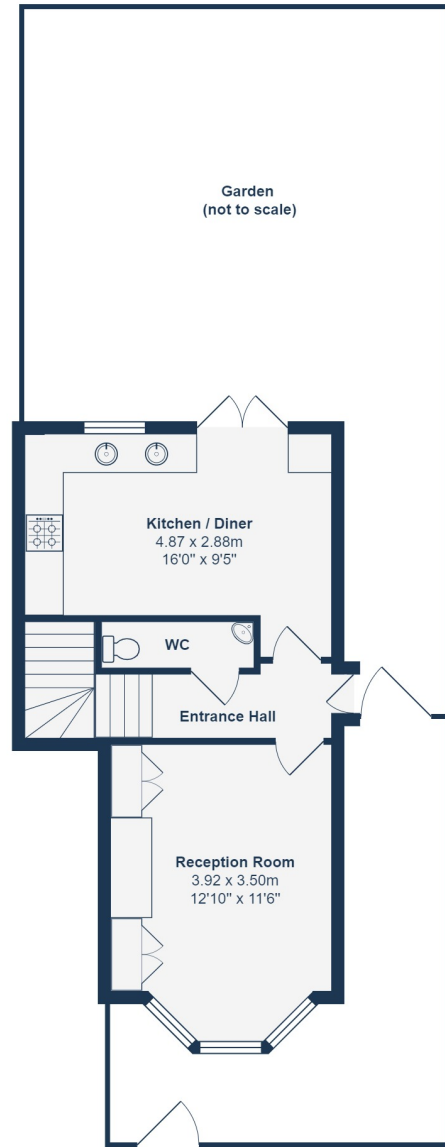
3.74m x 2.88m (12' 3" x 9' 5")

Skylight, part tiled floor, corner bath with shower attachment, powered extractor fan, low-level WC, fixed wash basin, built-in storage.

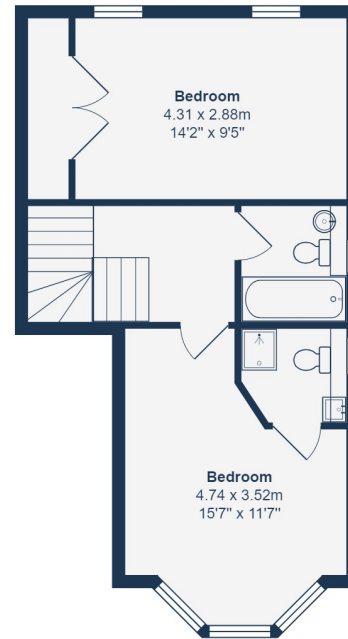
## OUTSIDE

### Garden

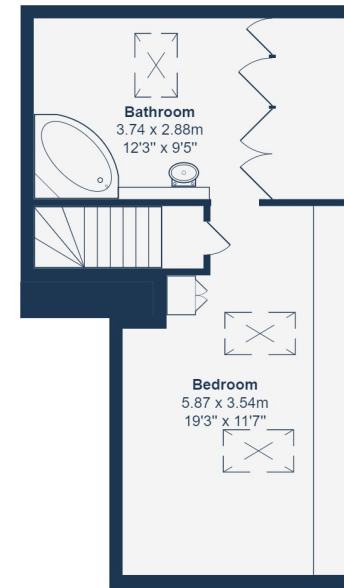
Patio area leading to a raised lawn.



**Ground Floor**  
Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>



**First Floor**  
Area: 40.0 m<sup>2</sup> ... 431 ft<sup>2</sup>



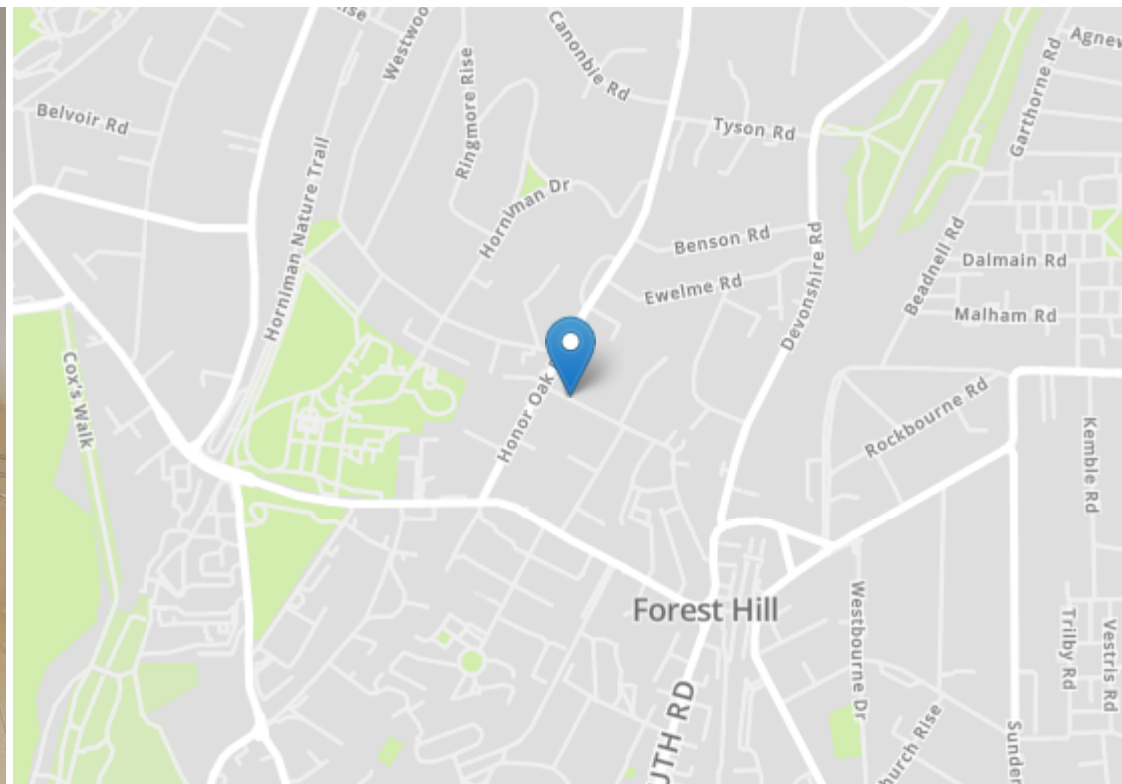
**Second Floor**  
Area: 36.3 m<sup>2</sup> ... 391 ft<sup>2</sup>

Total Area: 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup> (excluding garden (not to scale))

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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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