



**£1,000,000**

4 bedroom semi-detached house

Thorpewood Avenue  
Sydenham



## Read all about it...

Thorpewood Avenue is located on the border between Forest Hill and Sydenham. With arguably one of the best views in South London, the rear of the property faces the South East and offers stunning views of Kent from the first-floor windows.

Having been a long-term family home, the property comes to market with an opportunity to further develop through a rear extension or garage conversion (subject to permissions and regulations.)

Internally, on the ground floor, the property comprises; a large reception room, dining room with patio doors out to the rear garden, eat-in kitchen, utility room, downstairs cloakroom, and study. Upstairs on the first floor, there is a primary bedroom benefiting from an ensuite bathroom, a further 3 bedrooms, and the family bathroom.

Externally, there is a sprawling rear garden with a garage at the rear. The garage has power available and is accessed via a separate secured access road.

An ideal home for a family, Sydenham Hill Wood is just a short walk away and there are a number of Ofsted 'Good' and 'Outstanding' rated primary schools in the vicinity.

**Council Tax:** Lewisham Band E

**CHAIN FREE!  
0.6MI TO FOREST HILL STATION  
GARAGE**

**OVER 1,500 SQFT OF INTERNAL  
SPACE  
PRIVATE BACK GARDEN  
SEMI - DETACHED HOUSE**



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to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

4.45m x 1.95m (14' 7" x 6' 5")

Pendant light, stained window, picture rail, understairs storage cupboard, radiator, stairs leading to the first floor, stripped wooden floorboards.

### Reception Room

5.10m x 4.33m (16' 9" x 14' 2")

Pendant light, wall-to-ceiling cornice, double-glazed sash bay windows, original working cast iron fireplace with tiled hearth, radiator, stripped wooden floorboards.

### Dining Room

3.25m x 3.21m (10' 8" x 10' 6")

Pendant light, wall-to-ceiling cornice, radiator, patio doors leading to the garden, stripped wooden floorboards.

### Kitchen

4.49m x 3.06m (14' 9" x 10' 0")

Pendant light, double-glazed windows, matching base units, tiled details, sink with drainer, wooden top surfaces, gas ovens, gas hob with overhead fan extractor, radiator, wood block flooring.

### Utility Room

3.11m x 2.11m (10' 2" x 6' 11")

Pendant light, wooden work surfaces, sink with mixer tap, built-in storage cupboard, radiator, quarry tile flooring.

### Study

3.19m x 2.11m (10' 6" x 6' 11")

Spotlights, radiator, fitted carpet.

### WC

1.81m x 0.92m (5' 11" x 3' 0")

Pendant light, frosted window, sink, radiator, WC, tiled flooring.

## FIRST FLOOR

### Landing

2.46m x 2.44m (8' 1" x 8' 0")

Pendant light, picture rail, built-in storage cupboard, stripped wooden floorboards.

### Bedroom

3.71m x 2.09m (12' 2" x 6' 10")

Pendant light, double-glazed windows, radiator, fitted carpet.

### Bedroom

2.78m x 2.46m (9' 1" x 8' 1")

Pendant light, single-glazed windows, picture rail, radiator, fitted carpet.

### Bedroom

3.92m x 3.80m (12' 10" x 12' 6")

Pendant light, single-glazed windows, radiator, fitted carpet.

### Bedroom

3.89m x 3.80m (12' 9" x 12' 6")

Pendant light, double-glazed windows, built-in storage cupboard, radiator, fitted carpet.

### Ensuite

2.48m x 2.46m (8' 2" x 8' 1")

Spotlights, frosted windows, cast-iron bathtub with mixer tap and tiled splashback, freestanding shower with rainfall shower head and surrounded by glass divider, sink with mixer tap, heated towel rail, tiled flooring.

### Bathroom

2.48m x 2.09m (8' 2" x 6' 10")

Spotlights, frosted windows, bathtub with mixer tap, tiled splashback, sink, WC, tiled floor.

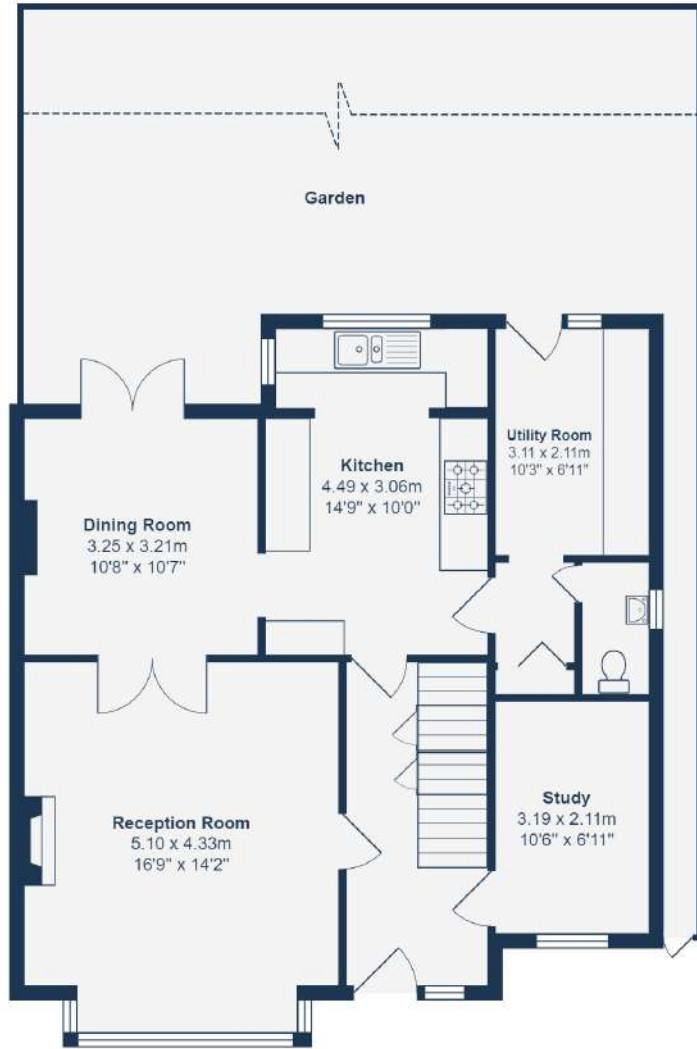
## OUTSIDE

### Garden

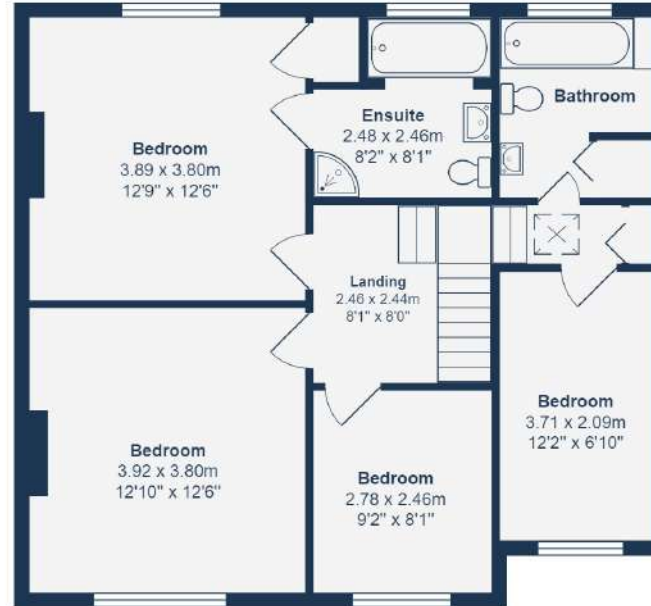
Tiered garden surrounded by a wooden fence, patioed dining area, well-maintained lawn, garage.

### Garage

5.10m x 2.48m (16' 9" x 8' 2")



**GROUND FLOOR**



**FIRST FLOOR**



Total Area: 140.3 m<sup>2</sup> ... 1510 ft<sup>2</sup> (excluding garage)

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.



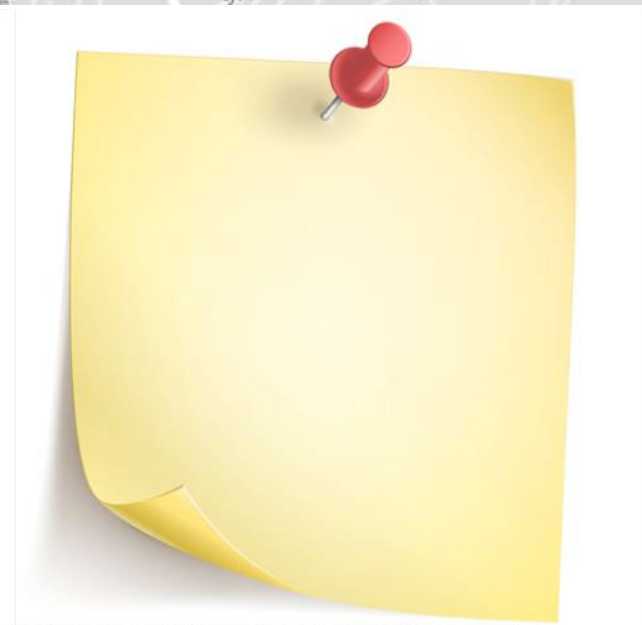








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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