

Stanfords  
— sales & lettings —



**£550,000**

3 bedroom terraced house

Longfield Crescent  
Sydenham

# Read all about it...

Situated within a quiet residential area on the borders of Forest Hill and Sydenham is this well-maintained 3-bedroom terraced house. Located equidistant from both Forest Hill and Sydenham centers, residents benefit from excellent transport links and many options for local eateries, coffee shops, green areas, and schools.

The ground floor features; a welcoming entrance hallway with an understairs storage cupboard leading to the kitchen and the spacious living and dining area with sliding patio doors opening out to the south-facing rear 48ft rear garden.

Upstairs, you'll find three (2 doubles and 1 single) well-proportioned bedrooms with a lot of storage space, offering comfortable accommodation for the entire family. The bedrooms benefit from plenty of natural light. A family bathroom with a separate WC completes the first-floor accommodation.

Built in the late 60s and with an internal space of over 870 sqft, it presents an excellent opportunity for those looking to create their ideal living space and add value to the property. With its generous garden, and potential for personalization, this 3-bedroom terraced home is perfect for families seeking a comfortable and adaptable living environment.

## GROUND FLOOR

### Porch

Pendant ceiling light, tiled flooring.

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, wood effect flooring.

### Lounge/Diner

7.35m x 3.64m (24' 1" x 11' 11")

Pendant ceiling lights, double-glazed windows to the front, sliding patio door to the garden, fireplace, radiator, wood effect flooring.

### Kitchen

2.98m x 2.24m (9' 9" x 7' 4")

Pendant ceiling lights, door to the garden, matching base units, tiles splashback, laminate worktops, 1 1/2 sink with drainer, double oven, gas hob with overhead fan extractor, integrated dishwasher, tiled flooring.

## FIRST FLOOR

### Landing

Pendant ceiling light, wood effect flooring.

### Bedroom

3.74m x 3.00m (12' 3" x 9' 10")

Pendant ceiling light, double-glazed windows, built-in wardrobes, radiator, wood effect flooring.

### Bedroom

3.00m x 2.98m (9' 10" x 9' 9")

Pendant ceiling light, double-glazed windows, built-in wardrobes, radiator, fitted carpet.

### Bedroom

2.79m x 2.38m (9' 2" x 7' 10")

Pendant ceiling light, double-glazed window, radiator, wood effect flooring.

### Bathroom

1.67m x 1.50m (5' 6" x 4' 11")

Spotlights, double-glazed frosted window, sink basin unit, bathtub with glass screen, tiled splashback, heated towel rail, wood effect flooring.

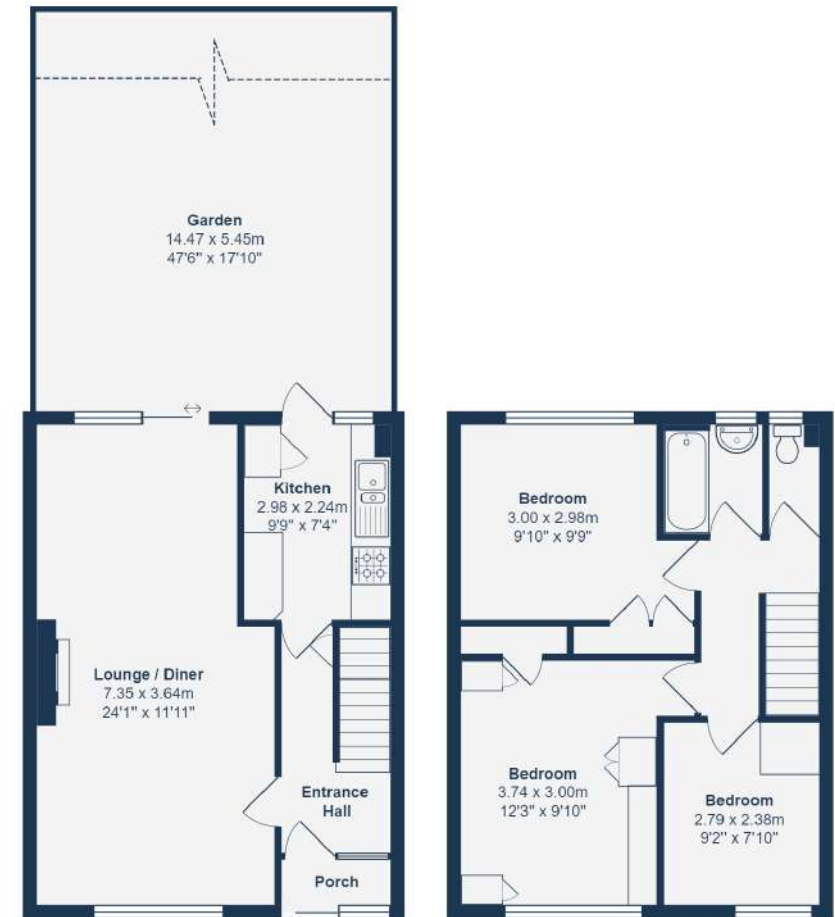
### WC

Spotlights, double-glazed frosted window, WC, wood effect flooring.

## OUTSIDE

### Garden

14.47m x 5.45m (47' 6" x 17' 11")



**Ground Floor**  
Area: 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>

**First Floor**  
Area: 40.4 m<sup>2</sup> ... 434 ft<sup>2</sup>

**Total Area: 81.0 m<sup>2</sup> ... 872 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.

Like what you see?

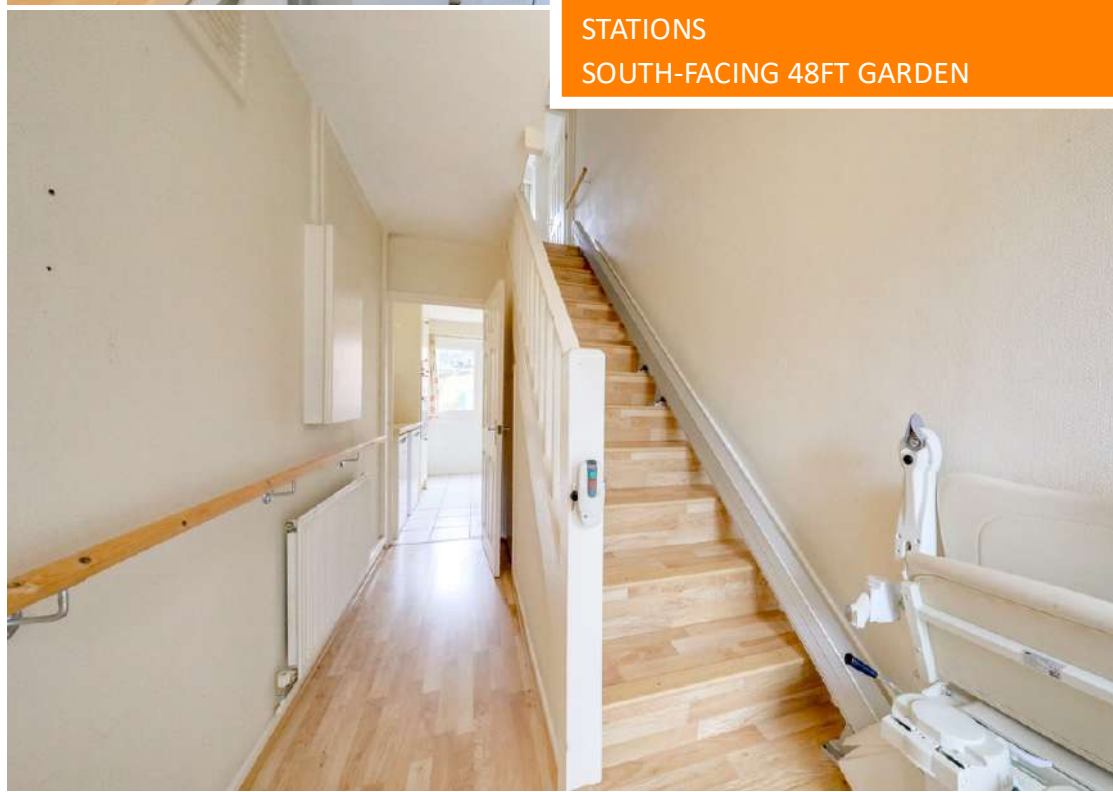
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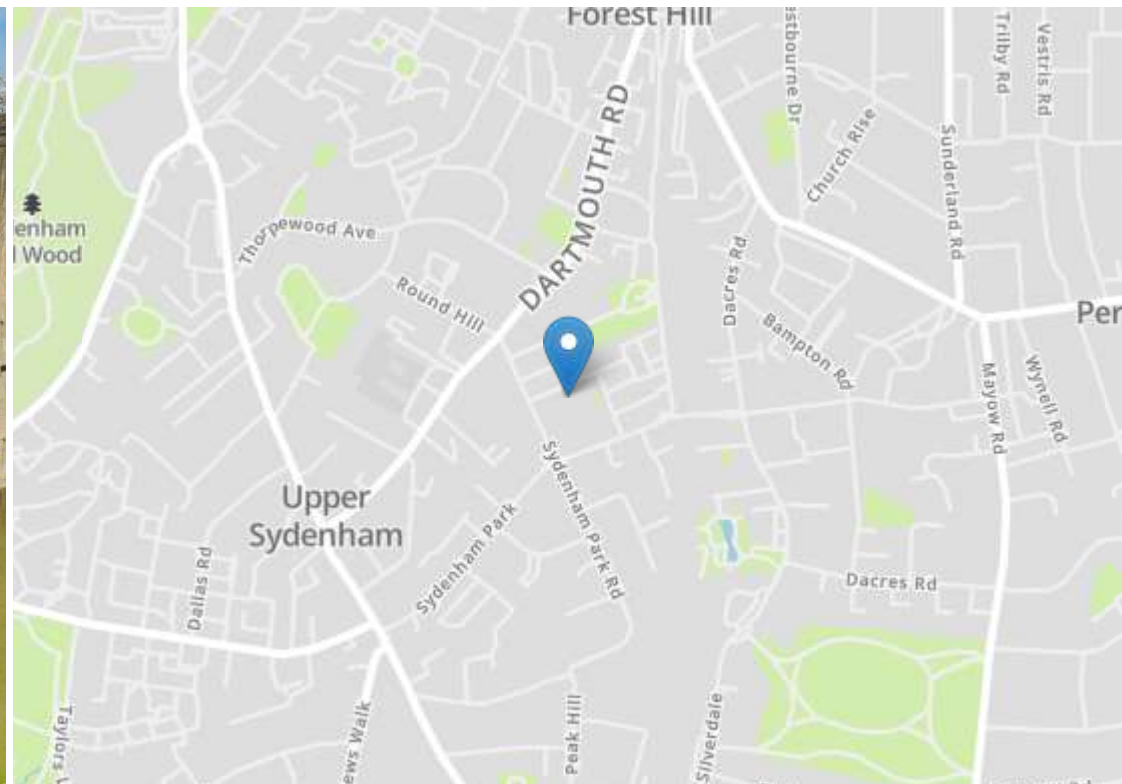
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CHAIN FREE!  
0.5MI TO FOREST HILL & SYDENHAM STATIONS  
SOUTH-FACING 48FT GARDEN

3-BED TERRACED FAMILY HOME  
APPROX. 872SQFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(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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