

# Stanfords

— sales & lettings —



**£475,000**

3 bedroom detached house

St German's Road

Forest Hill

## Read all about it...

A 3-bedroom detached house requiring full renovation on St Germans Road in Forest Hill. Featuring spacious rooms, a south-facing garden and a large front garden, this property offers an excellent opportunity for anyone wanting to put their own stamp on a home or a larger development project.

Located in between Forest Hill, Honor Oak Park, and Crofton Park, the property offers easy access to all three centres and their amenities. From local restaurants & pubs, independent shops, transport links to the City to a variety of green spaces such as the Blythe Hill and Ladywell Fields.

Offered to the market with no onward chain.

### GROUND FLOOR

#### Entrance Hall

Pendant ceiling light, understairs cupboard, fitted carpet.

#### Lounge/Diner

7.08m x 4.50m (23' 3" x 14' 9")

Circular ceiling light, double-glazed window, French doors opening to the garden, radiators, carpet.

#### Kitchen Area

3.11m x 3.02m (10' 2" x 9' 11")

Pendant ceiling light, double-glazed window, patio door to the garden, radiator, tiled flooring.

### FIRST FLOOR

#### Landing

Pendant ceiling light, fitted carpet.

#### Bedroom

3.59m x 3.06m (11' 9" x 10' 0")

Pendant ceiling light, double-glazed windows, radiator, wooden floorboards.

#### Bedroom

3.46m x 3.40m (11' 4" x 11' 2")

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

#### Bedroom

2.50m x 2.40m (8' 2" x 7' 10")

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

#### Bathroom

2.20m x 2m (7' 3" x 6' 7")

Circular ceiling light, frosted windows, shower, sink, heated towel rail, WC, tiled flooring.

### OUTSIDE

#### Garden

South-facing with a large lawn area and raised deck.



Like what you see?

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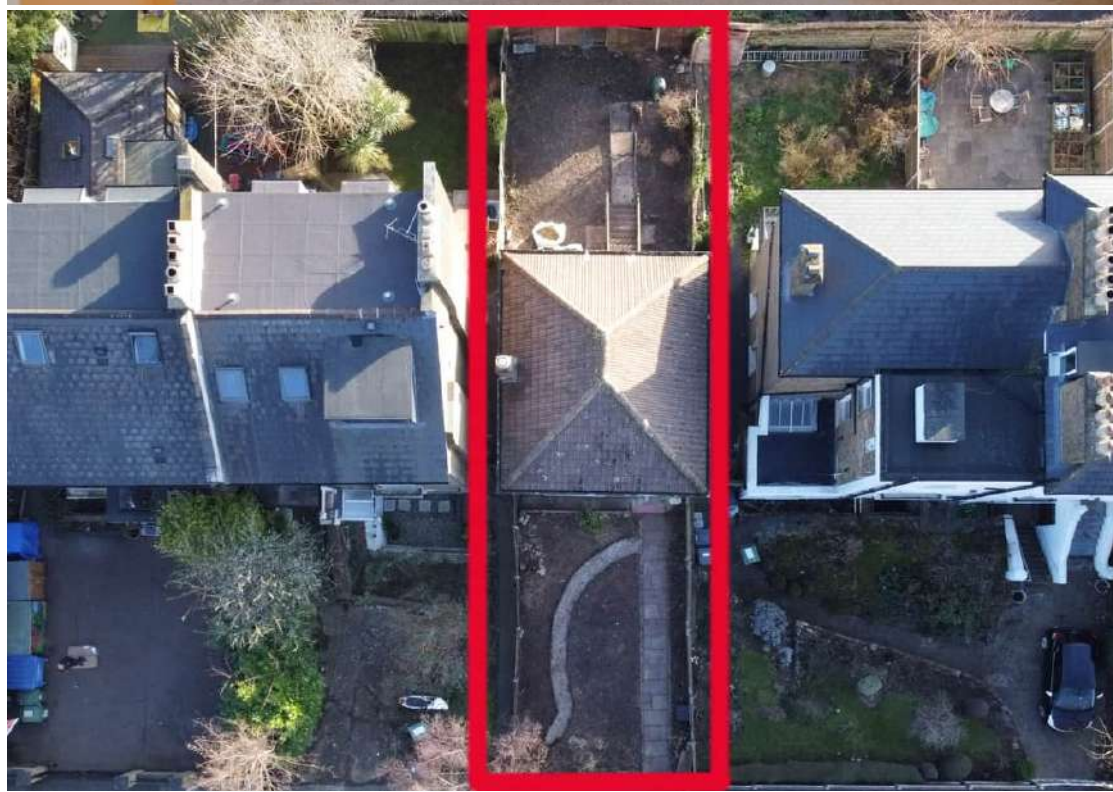
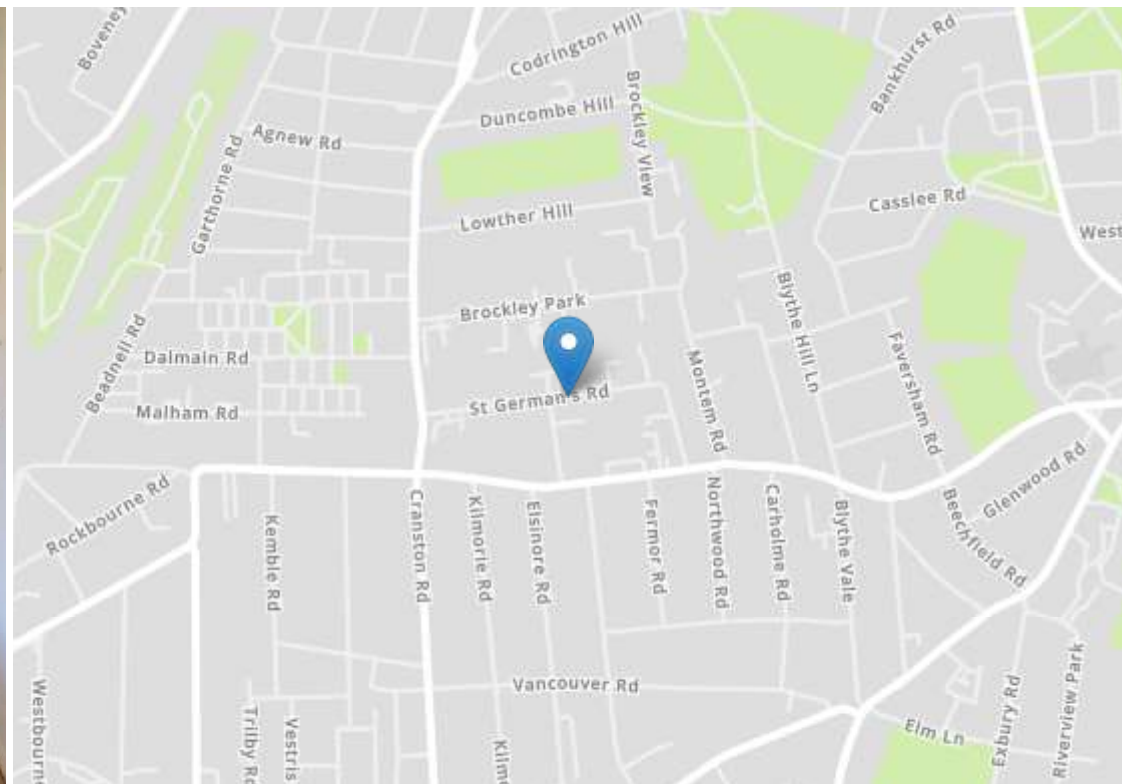
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