

# Stanfords

— sales & lettings —



**£675,000 Freehold**  
2 bedroom terraced house

Vestris Road  
Forest Hill

## Read all about it...

A charming and characterful brick-fronted Edwardian terraced house, nestled on a quiet residential street within easy reach of Forest Hill Town Centre. This area offers a diverse array of shops and supermarkets, vibrant places to eat and drink, and Forest Hill Station with frequent London Overground and National Rail services into Central London. Popular with young families, Vestris Road is well-positioned for good nurseries and schools, including the Ofsted 'Outstanding' rated Kilmorie Primary School.

Inside, you'll find a beautifully presented home that retains delightful period features throughout. The entrance hall, with striking decorative floor tiles, leads to a spacious open-plan lounge and dining room adorned with bay windows, elaborate ceiling roses, cornicing, and a working wood-burning stove. The dining area seamlessly flows into the light and attractive kitchen. The period charm and elegant decor continue upstairs, where a stunning bathroom features a luxurious roll-top tub, and the two generously sized bedrooms benefit from bespoke fitted wardrobes, offering ample storage.

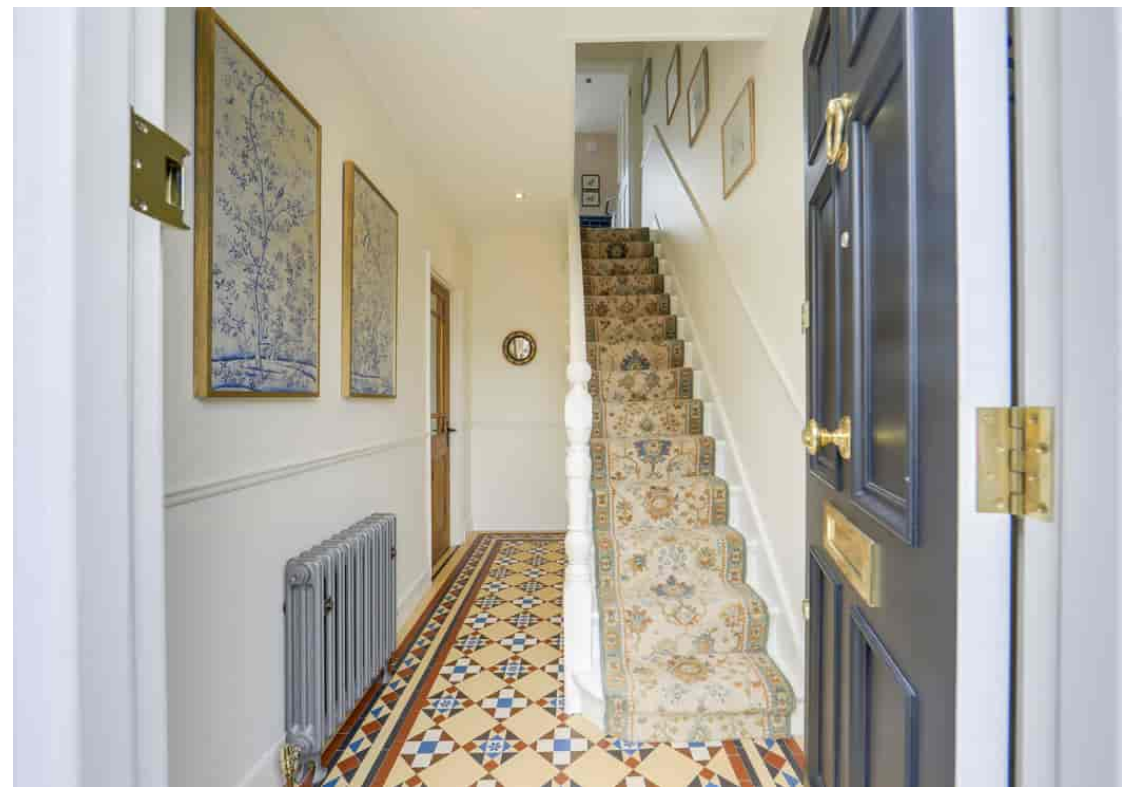
Outside, the garden has been lovingly landscaped, featuring patio areas at both the front and rear for lounging in the sun and alfresco dining, a lush green lawn with mature plant borders, and plenty of storage space in the shed and outdoor store room.

This property also comes with the added benefit of granted planning permission for a single-storey rear extension, offering new owners the exciting opportunity to expand and create a spectacular kitchen/diner.

**Tenure:** Freehold | **Council Tax:** Lewisham band D

**EDWARDIAN TERRACED HOUSE**  
**BEAUTIFULLY PRESENTED**  
**THROUGHOUT**  
**0.6 MI TO FOREST HILL STATION**

**PERIOD FEATURES**  
**PLANNING GRANTED FOR REAR**  
**EXTENSION**  
**APPROX 765SQFT.**



**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

11' 8" x 5' 6" (3.56m x 1.68m)

Inset ceiling spotlights, understairs cupboard, column radiator, tile flooring.

### Lounge

13' 5" x 9' 9" (4.09m x 2.97m)

Original timber casement windows, plantation shutters, fireplace with wood burning stove, bespoke alcove cabinetry, radiator, wood flooring.

### Dining Room

11' 2" x 9' 9" (3.40m x 2.97m)

French doors to garden, radiator, wood flooring.

### Kitchen

11' 0" x 5' 6" (3.35m x 1.68m)

Original timber casement windows, inset ceiling spotlights, fitted kitchen units, stainless steel sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, gas hob and extractor hood, washing machine, vinyl flooring.

## FIRST FLOOR

### Bedroom

13' 3" x 12' 9" (4.04m x 3.89m)

Original timber casement windows, bespoke fitted wardrobes, radiator, fitted carpet.

### Bedroom

11' 0" x 9' 5" (3.35m x 2.87m)

Double-glazed windows, pendant ceiling light, bespoke fitted wardrobes, cast iron fireplace, radiator, fitted carpet.

### Bathroom

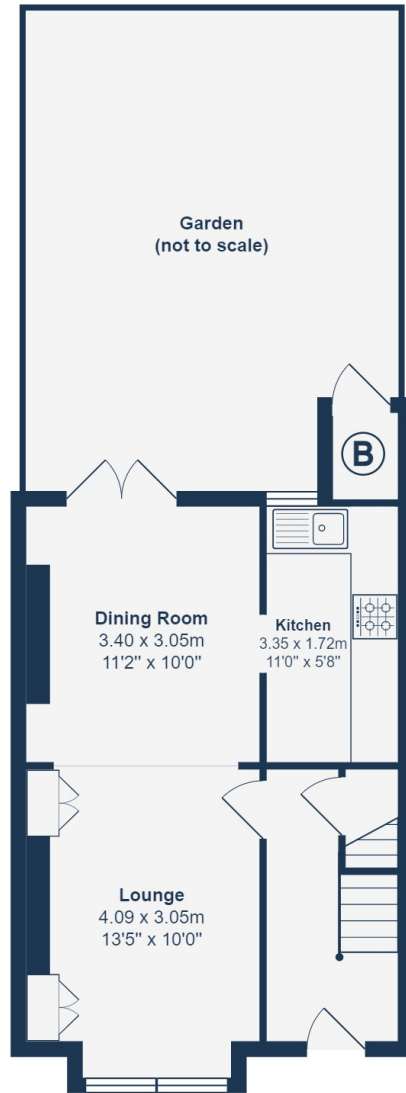
8' 0" x 5' 10" (2.44m x 1.78m)

Double-glazed windows, inset ceiling lights, freestanding roll top bathtub with shower and curtain rail, pedestal washbasin, WC, column radiator with towel rail, tile flooring.

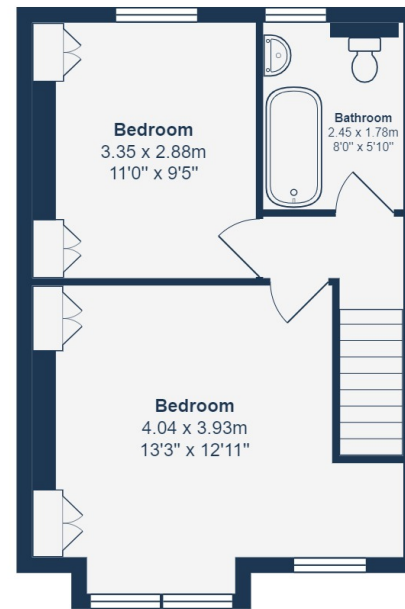
## GROUND FLOOR

### Garden

Paved patio leading to lawn with plant borders, rear gravel patio, storage shed and store room housing boiler.



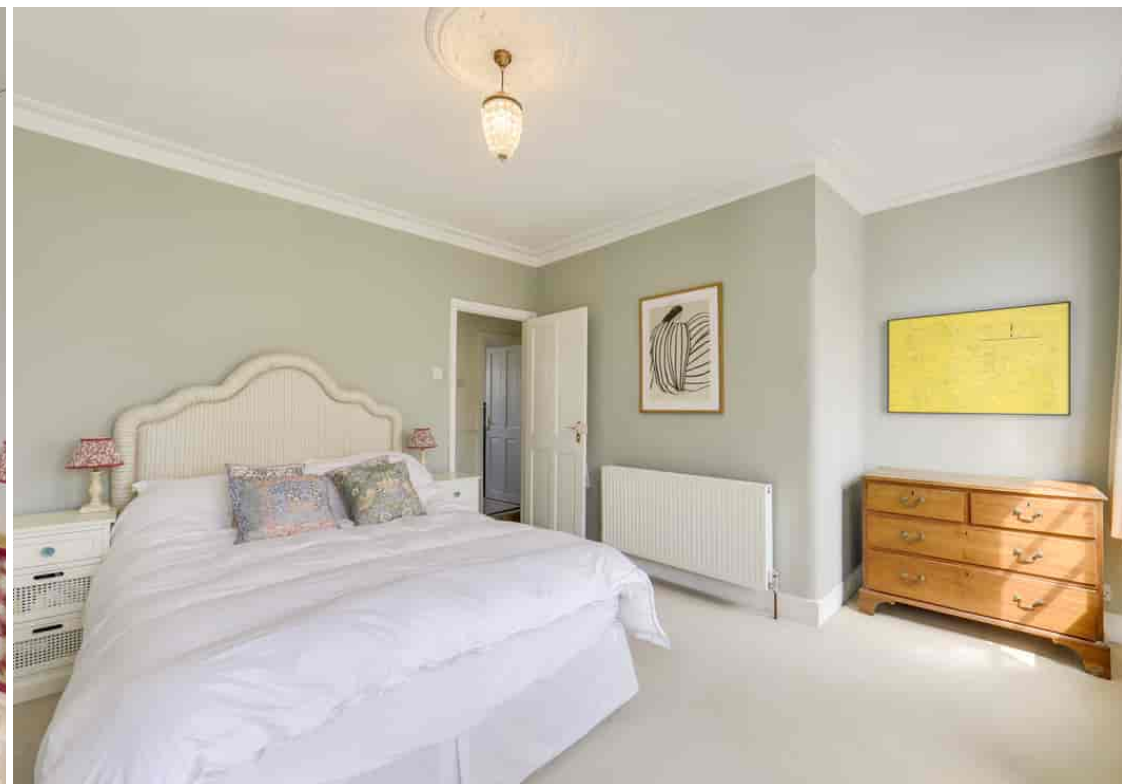
**Ground Floor**  
 Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>



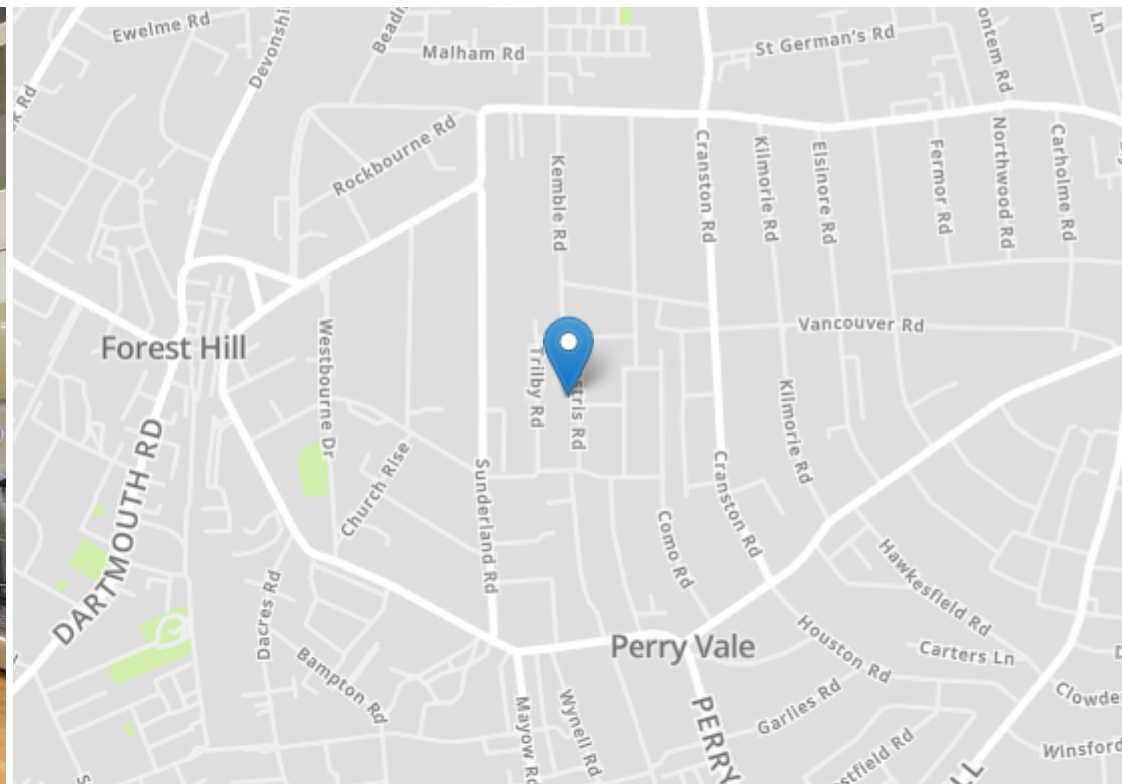
**First Floor**  
 Area: 35.0 m<sup>2</sup> ... 377 ft<sup>2</sup>

Total Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup> (excluding garden)

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>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(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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