

Stanfords  
— sales & lettings —



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

Ivestor Terrace  
Forest Hill

## Read all about it...

Situated on a friendly, close-knit street, this light and modern three-bedroom terraced house offers contemporary living with excellent amenities and transport links in a vibrant area. The house enjoys stunning panoramic views of London, adding an extra touch of charm to the home's appeal.

A key feature is the thoughtfully converted en-bloc garage, divided to create a bright home office or studio space with a skylight—perfect for remote work or creative projects. The remaining portion of the garage provides ample, practical storage.

Inside, the spacious lounge blends comfort with functionality, showcasing bespoke fitted cabinetry and a custom media unit with a projector screen—ideal for cosy movie nights. The open-plan layout offers plenty of space for dining and flows effortlessly into the sleek, modern kitchen. Bifold doors lead to the garden, creating a seamless indoor-outdoor space that's perfect for entertaining in warmer months. A handy ground-floor WC and a porch for coats and shoes add to the practicality.

Upstairs, the landing connects to three well-proportioned bedrooms, including two generous doubles, along with a stylish family bathroom. The home also benefits from a boarded loft for extra storage and an external electric vehicle charging point—bringing added modern convenience to this well-appointed home.

In addition, the property is located just steps away from a highly-rated primary school with a recent glowing Ofsted report, making it ideal for families.

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

**THREE BED FAMILY HOME  
MODERN KITCHEN &  
BATHROOM  
OFFICE/STUDIO SPACE**

**SOUTH FACING GARDEN  
GARAGE & EV CHARGER  
0.5 MI TO HONOR OAK PARK  
STATION**



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## GROUND FLOOR

### Lounge

17' 3" x 16' 1" (5.26m x 4.90m)

Triple-glazed Bifold doors to garden, inset ceiling spotlights, pendant ceiling lights, bespoke fitted understairs cabinets, media unit with projector, radiator, parquet wood flooring.

### Kitchen

10' 0" x 9' 8" (3.05m x 2.95m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated oven, grill, gas hob and extractor hood, underfloor heating, tile flooring.

### WC

4' 7" x 2' 7" (1.40m x 0.79m)

Double-glazed window, pendant ceiling light, washbasin, WC, tile flooring.

## FIRST FLOOR

### Bedroom

13' 1" x 9' 11" (3.99m x 3.02m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiator, wood flooring.

### Bedroom

11' 7" x 9' 5" (3.53m x 2.87m)

Double-glazed windows, pendant ceiling light, radiator, wood flooring.

### Bedroom

8' 4" x 6' 5" (2.54m x 1.96m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Double-glazed window, ceiling light, bathtub with screen and handheld/rainfall showers, washbasin, WC, heated towel rail, underfloor heating, tile flooring.

## OUTSIDE

### Garage

External EV charging point, ceiling light, concrete flooring.

### Home Office/Studio

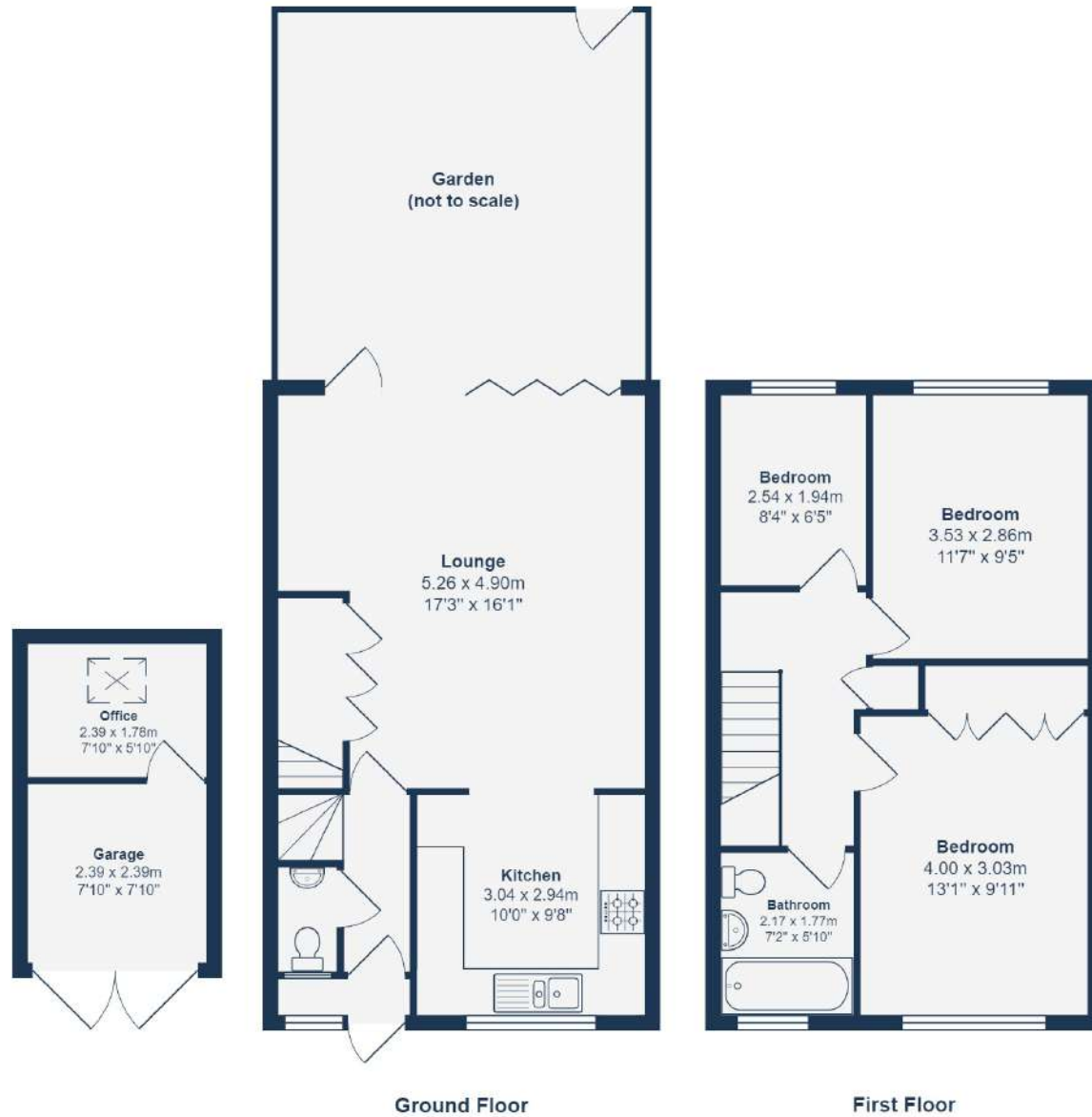
Velux roof window, electric heater, wood flooring.

### Front Garden

Paved patio, outdoor tap, outdoor power socket, triple bin store.

### Rear Garden

Paved patio, mature plant borders, lawn, storage shed, outdoor tap, outdoor power socket, lighting, watering system, rear access.



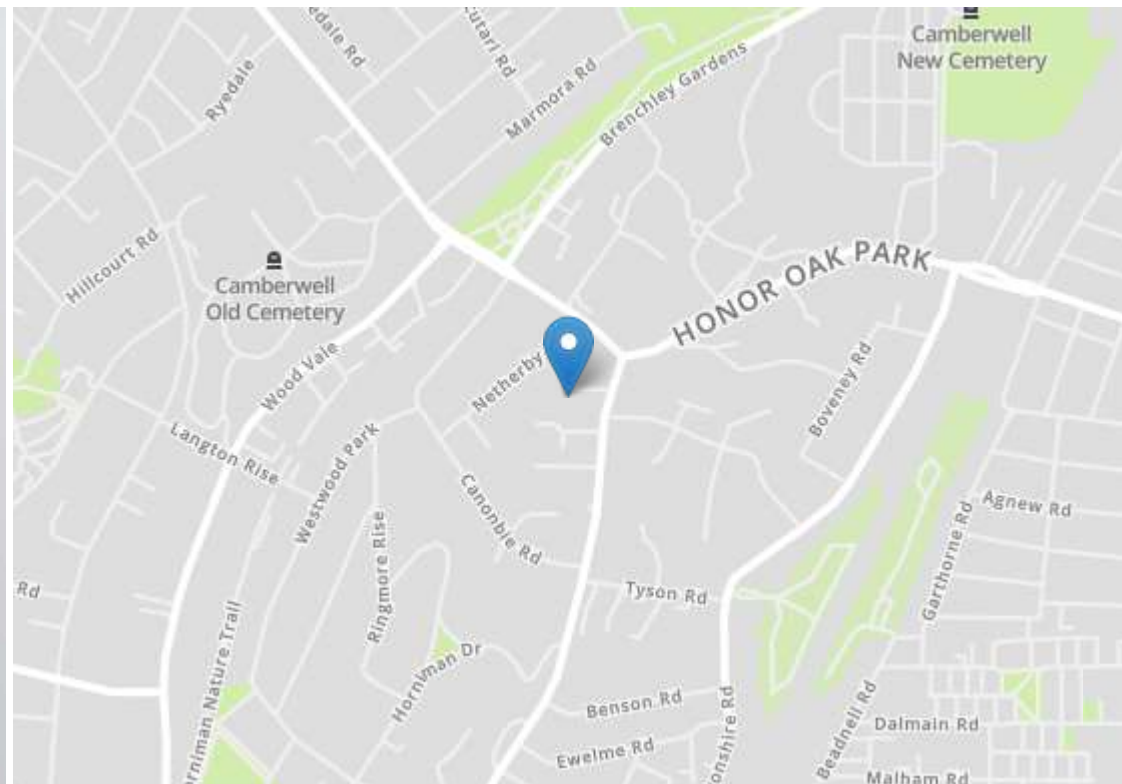
Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup> (excluding garden & garage)

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+)	<b>A</b>		90
(81-91)	<b>B</b>		
(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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