

Stanfords

— sales & lettings —



£2,500 pcm

2 bedroom detached house

Stanstead Road

Forest Hill

Read all about it...

This light and modern two-bedroom terraced house, offered unfurnished, is located on a quiet residential street in the heart of Forest Hill. Just a short walk from Forest Hill Station, it offers direct access to Central London via the Overground and National Rail. The vibrant local area is known for its mix of independent shops, supermarkets, diverse dining options, and the nearby Horniman Museum and Gardens, with its popular Sunday market featuring local and independent producers.

Inside, the entrance hall offers convenient understairs storage and leads to a spacious double reception room, ideal for both lounging and dining. At the rear, a sleek kitchen with integrated appliances completes the ground floor. Upstairs, you'll find two well-proportioned double bedrooms and a recently renovated bathroom with a luxurious four-piece suite. Outside, the private south-facing garden is perfect for relaxing or entertaining.

Unfurnished | Available from 13th of January 2025 | Council Tax: Lewisham Band C

GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage cupboard, laminate flooring.

Reception Room

6.84m x 3.55m (22' 5" x 11' 8")
Pendant ceiling lights, double-glazed windows to the front and rear, radiator, laminate flooring.

Kitchen

2.95m x 2.20m (9' 8" x 7' 3")
Spotlights, door to the garden, double-glazed window, fitted kitchen units, stainless steel sink with drainer, electric oven and hob with overhead fan extractor, fridge, washing machine, integrated dishwasher, laminate flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

4.57m x 3.39m (15' 0" x 11' 1")
Pendant ceiling light, double-glazed windows, radiator, fitted carpet.

Bedroom

3.34m x 3.12m (10' 11" x 10' 3")
Pendant ceiling light, double-glazed window, radiator, fitted carpet.

Bathroom

2.95m x 2.27m (9' 8" x 7' 5")
Spotlights, double-glazed frosted window, bathtub, walk-in shower with rainfall showerhead, vanity sink unit, radiator, WC, tiled flooring.

OUTSIDE

Garden

9.44m x 4.67m (31' 0" x 15' 4")



Ground Floor

First Floor

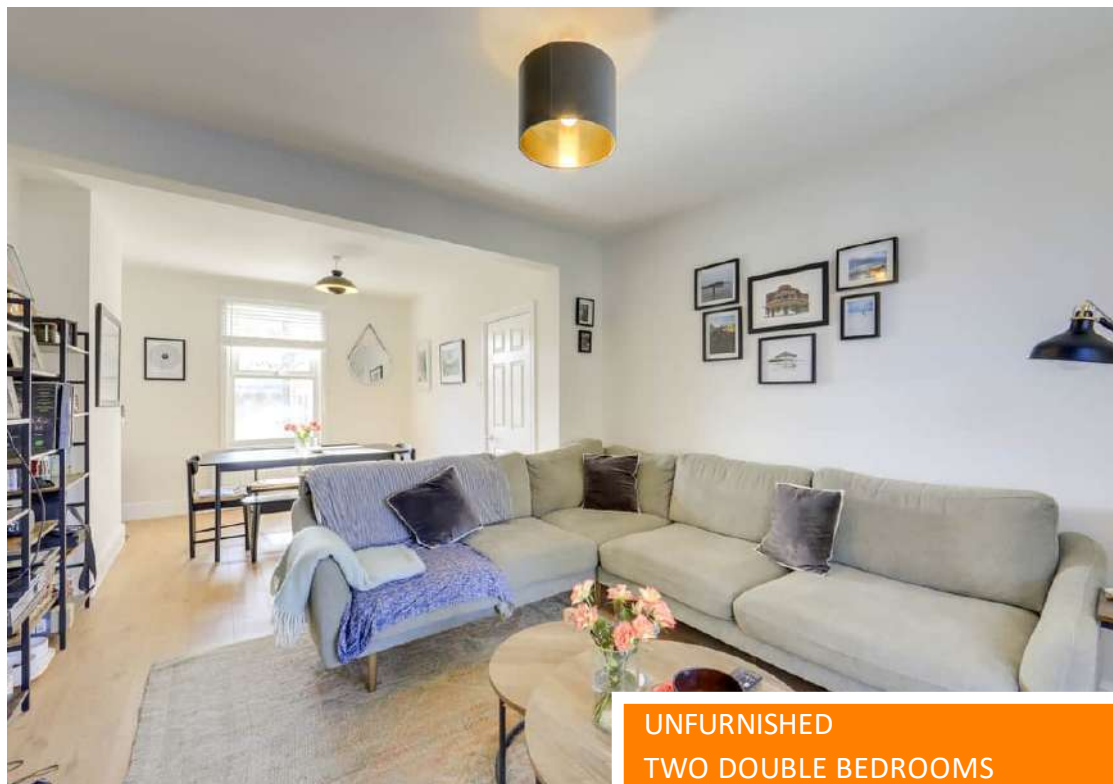
Total Area: 76.2 m² ... 820 ft² (excluding garden)

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.

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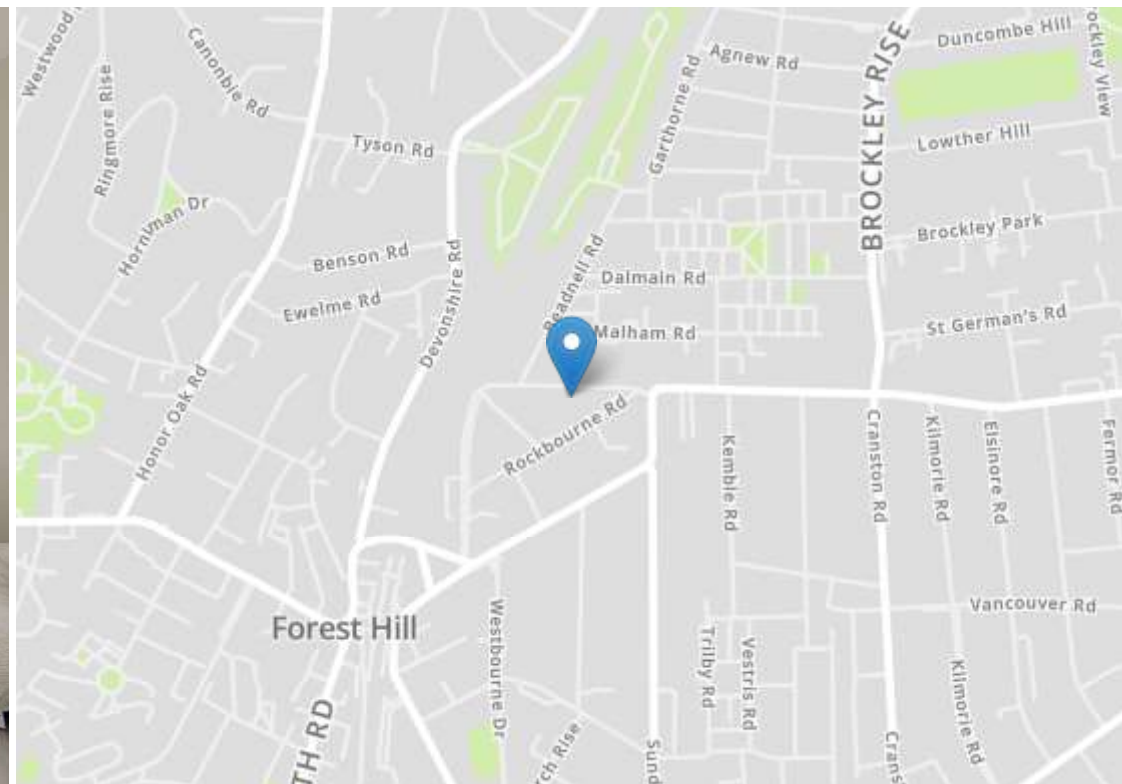
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UNFURNISHED
TWO DOUBLE BEDROOMS
0.4MI TO FOREST HILL STATION

AVAILABLE FROM 13TH JANUARY
2025
SOUTH FACING GARDEN
APPROX 820SQFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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