

Stanfords  
— sales & lettings —



**£875,000 Freehold**  
4 bedroom semi-detached house

Horniman Drive  
Forest Hill



# Read all about it...

Nestled on the highly sought-after Horniman Drive, this three-bedroom semi-detached townhouse offers a move-in-ready option for buyers seeking a vibrant community with superb commuter links. Available with no onward chain, this home offers spacious interiors, convenience, and neighborhood charm.

Located just steps from the renowned Horniman Museum and Gardens, the property enjoys a prime location within easy reach of Forest Hill Town Centre. Here, you'll find an array of shops, supermarkets, and inviting places to eat and drink, creating a lively atmosphere. Forest Hill Station is conveniently nearby, providing London Overground and National Rail services for quick access to Central London, making it ideal for commuters. The area is particularly popular with families, with well-regarded nurseries and schools, including the nearby Horniman Primary School and plenty of green open spaces nearby. The Horniman Museum and Gardens offer more than just culture; with regular Sunday markets featuring local and independent vendors and a fun-filled schedule of free summer events, the community spirit is vibrant. A dedicated volunteer residents' society further enhances the sense of belonging, keeping everyone up to date on local events and activities.

Newly decorated throughout, this home is thoughtfully arranged over three floors, offering generous and versatile living spaces. A spacious entrance hall welcomes you, leading to a ground-floor reception room perfect for relaxation or entertaining, a convenient home office, and a downstairs WC.

With sweeping views of the iconic London skyline from the upper floors, the first floor opens to a bright, open-plan kitchen and lounge, flooded with natural light from dual-aspect windows. This space serves as the heart of the home, ideal for everyday family life and entertaining. The second floor features three well-proportioned bedrooms and a family bathroom, with ample built-in storage throughout for added practicality.

Outside, a large, southeast-facing wraparound garden provides a sunlit sanctuary. Ideal for gardening enthusiasts, summer barbecues, or simply lounging in the sun, this outdoor space offers ample room to unwind and enjoy. The garden also presents potential for expansion (subject to planning permission), while the front driveway provides convenient off-street parking.

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

**NEWLY DECORATED  
THROUGHOUT  
NO ONWARD CHAIN  
DRIVEWAY PARKING SPACE**

**OPEN PLAN KITCHEN/LIVING  
ROOM  
SOUTH EAST FACING GARDEN  
VERSATILE LAYOUT**



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## GROUND FLOOR

### Entrance Hall

15' 9" x 5' 9" (4.80m x 1.75m)

Ceiling light, understairs storage cupboard, fitted carpet.

### Office/Study

17' 1" x 7' 9" (5.21m x 2.36m)

Double-glazed windows, ceiling light, washing machine, radiator, fitted carpet.

### WC

4' 10" x 2' 9" (1.47m x 0.84m)

Ceiling light, WC, washbasin, tile flooring.

### Reception Room

13' 10" x 10' 5" (4.22m x 3.17m)

Double-glazed window and sliding doors to garden, ceiling lights, storage cupboard, fitted carpet.

## FIRST FLOOR

### Lounge

13' 9" x 13' 3" (4.19m x 4.04m)

Double-glazed windows, ceiling lights, radiator, laminate wood flooring.

### Kitchen

13' 4" x 7' 11" (4.06m x 2.41m)

Double-glazed window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, dishwasher, microwave, fridge/freezer, tile flooring.

## SECOND FLOOR

### Bedroom

13' 9" x 9' 3" (4.19m x 2.82m)

Double-glazed windows, ceiling light, radiator, fitted carpet.

### Bedroom

10' 9" x 6' 1" (3.28m x 1.85m)

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

### Bedroom

10' 9" x 7' 5" (3.28m x 2.26m)

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

### Bathroom

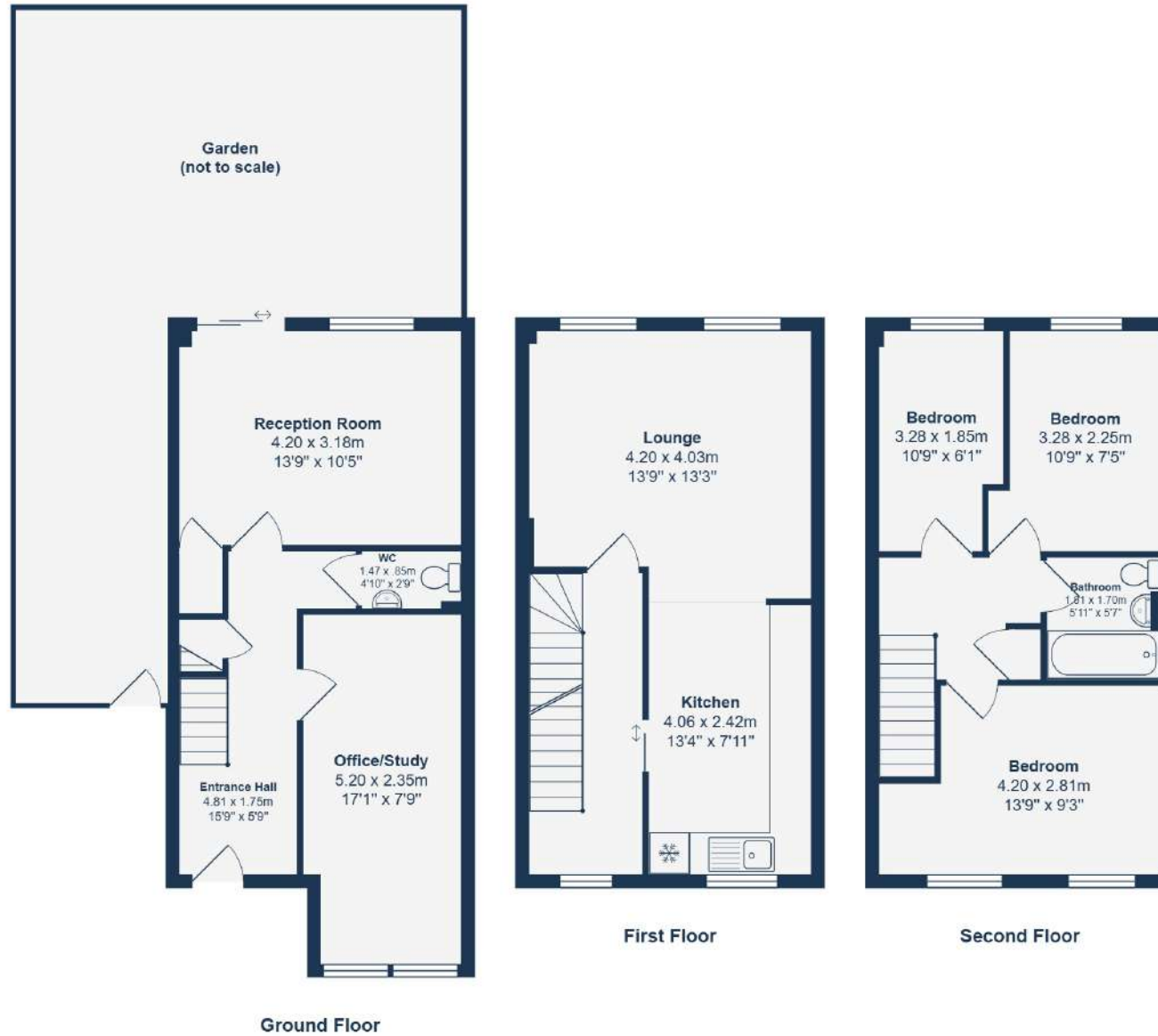
5' 11" x 5' 7" (1.80m x 1.70m)

Ceiling light, bathtub with shower and screen, pedestal washbasin, WC, radiator, tile flooring.

## OUTSIDE

### Garden

Paved patio, lawn with mature plant borders, raised plant bed, storage shed, side access.



Total Area: 104.6 m<sup>2</sup> ... 1126 ft<sup>2</sup>

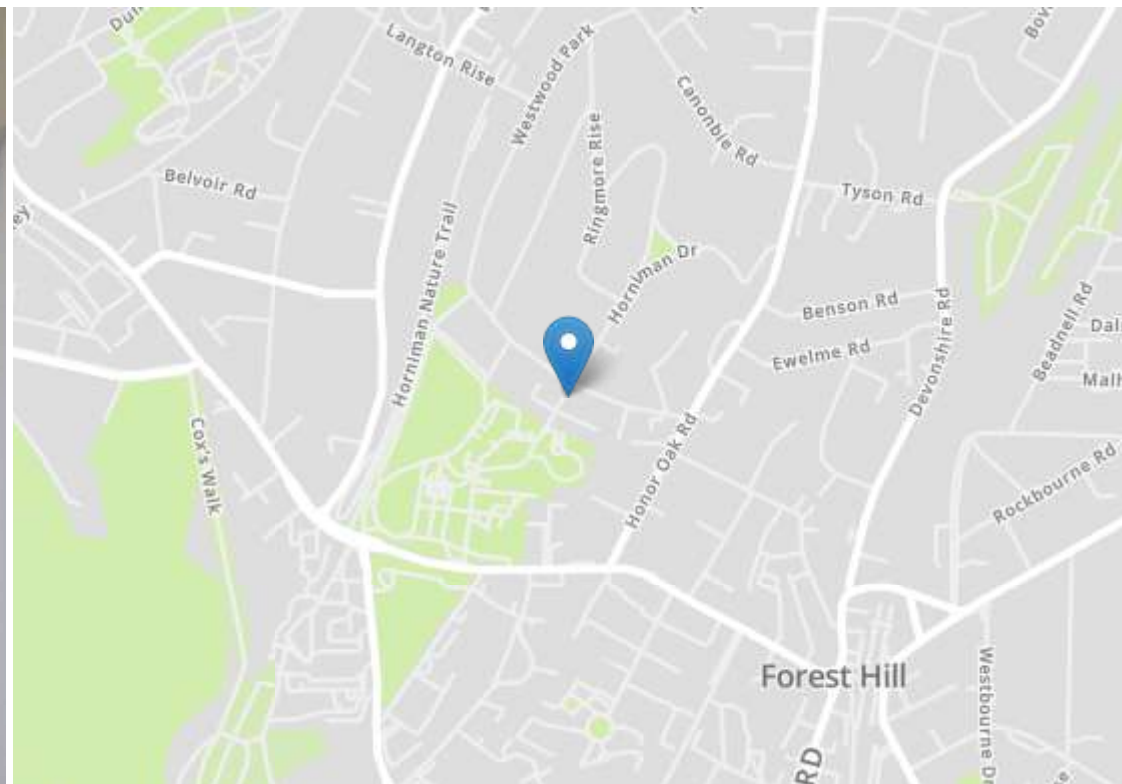
Drawn for Stanfords Sales & Lettings

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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(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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