



**£675,000 Freehold**  
3 bedroom end of terrace house

Longfield Crescent  
Sydenham

## Read all about it...

This beautifully renovated end-of-terrace home offers an exciting opportunity for buyers looking for a move-in-ready property within a vibrant community with excellent commuter links.

Impeccably presented by the current owners, the ground floor has been thoughtfully opened up to create a light and modern living space. A cosy lounge area centres around a wood-burning stove, adding warmth and charm, while the kitchen boasts sleek, contemporary units with integrated appliances, seamlessly opening into the dining area overlooking the south-facing garden—perfect for entertaining. An added understairs WC enhances convenience on the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms, a stylish family bathroom, and access to the loft for additional storage. Outside, the garden provides an inviting space for gardening enthusiasts, alfresco dining, or simply relaxing in the sun. The garden features a summer house at the rear, ideal as a home office or studio.

Situated on Longfield Crescent, a quiet residential street just off Sydenham Park Road, this property is ideally located for Forest Hill and Sydenham Stations, with frequent National Rail, London Overground, and bus services to Central London. The area boasts a variety of independent shops, supermarkets, and exciting places to eat and drink within walking distance. Popular with families, Longfield Crescent is well-served by popular nurseries and schools, and there are plenty of nearby green spaces to explore, including Sydenham Wells Park and the renowned Horniman Museum and Gardens.

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

**RENOVATED THROUGHOUT**  
**OPEN PLAN LIVING SPACE**  
**SUMMER HOUSE/GARDEN**  
**OFFICE**

**MODERN KITCHEN &**  
**BATHROOM**  
**SOUTH FACING GARDEN**  
**0.5 MI TO FOREST HILL STATION**



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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

13' 10" x 11' 6" (4.22m x 3.51m)

Pendant ceiling light, understairs storage cupboard, column radiator, engineered wood flooring.

### Lounge

13' 10" x 11' 6" (4.22m x 3.51m)

Double-glazed windows, pendant ceiling light, fireplace with wood burning stove, column radiator, engineered wood flooring.

### Kitchen/Diner

17' 11" x 10' 0" (5.46m x 3.05m)

Double-glazed windows and doors to garden, pendant ceiling lights, fitted kitchen units, sink with mixer and drainer, integrated dishwasher, washing machine and fridge/freezer, range cooker, extractor hood column radiator, engineered wood flooring.

### WC

6' 1" x 2' 10" (1.85m x 0.86m)

Ceiling light, washbasin, WC, engineered wood flooring.

## FIRST FLOOR

### Bedroom

12' 4" x 9' 10" (3.76m x 3.00m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, column radiator, fitted carpet.

### Bedroom

9' 10" x 9' 6" (3.00m x 2.90m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, column radiator, fitted carpet.

### Bedroom

9' 2" x 7' 9" (2.79m x 2.36m)

Double-glazed window, pendant ceiling light, built-in wardrobe, column radiator, fitted carpet.

### Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Double-glazed window, ceiling light, bathtub with rainfall and handheld showers, shower screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden Office

11' 10" x 8' 11" (3.61m x 2.72m)

Summer house with electricity and heating.

### Garden

Wood decking leading to gravel garden with mature plant borders, paved patio to rear, summer house and storage shed, outdoor power sockets, side access.



**Ground Floor**



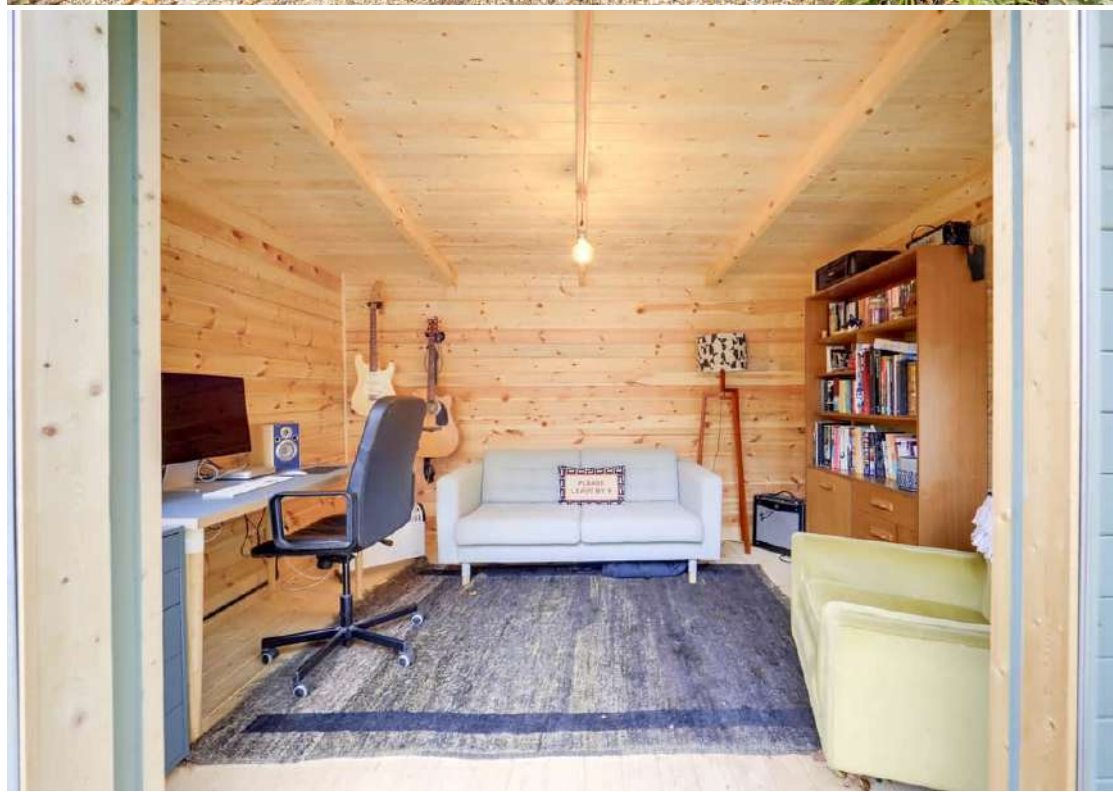
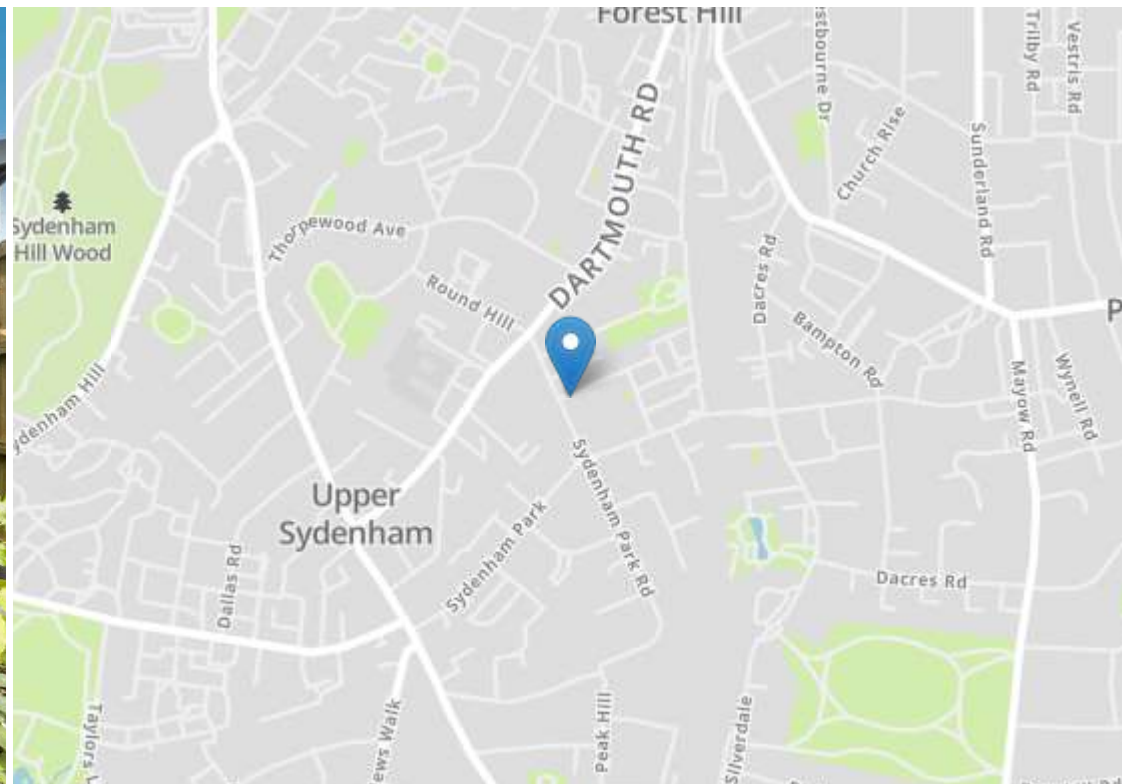
**First Floor**

Total Area: 79.1 m<sup>2</sup> ... 851 ft<sup>2</sup> (excluding garden & garden office)

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>	63	
(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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