



**£725,000 Freehold**  
3 bedroom terraced house

Cranston Road  
Forest Hill

## Read all about it...

Offered with no onward chain, this three-bedroom mid-terrace Victorian house provides an exceptional opportunity for buyers seeking a blank canvas to create their dream home.

The property boasts off-street parking for one car and a spacious west-facing garden, ideal for outdoor activities or future landscaping. With over 1,300 sq. ft. of living space and the potential for extension (STPP), the house offers ample scope for transformation. The ground floor features a welcoming entrance hall, a bright double reception room, and a generously sized kitchen. Upstairs, the current layout includes two large double bedrooms, a family bathroom, a separate WC, and an additional bedroom to the rear.

Situated within a mile of Forest Hill and Catford Twin Stations, the property benefits from excellent transport links via the London Overground, National Rail, and local bus services into Central London. The vibrant local area offers a range of independent shops, supermarkets, and exciting dining options, all within walking distance. Popular with families, Cranston Road is well-served by highly regarded nurseries and schools, including the nearby Kilmorie Primary School.

With immense potential and a prime location, this property is an outstanding opportunity in a vibrant, well-connected community.

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

**THREE BEDROOM FAMILY HOME  
CHAIN FREE  
0.6MI TO FOREST HILL STATION**

**IDEAL REFURBISHMENT  
PROJECT!  
WEST FACING GARDEN  
APPROX 1,320SQFT.**



**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, fitted carpet.

### Reception Room

12' 8" x 12' 7" (3.86m x 3.84m)

Double-glazed bay windows, pendant ceiling light, wall light, fireplace, radiator, fitted carpet.

### Dining Room

12' 4" x 10' 10" (3.76m x 3.30m)

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

### Kitchen

12' 1" x 10' 0" (3.68m x 3.05m)

Sash window, track ceiling light, fitted kitchen units, 2.0 bowl sink with mixer tap and drainer, gas boiler, vinyl flooring.

### Reception Room

Single-glazed window, door to garden, pendant ceiling light, radiator, fitted carpet.

### Store Room

6' 11" x 3' 0" (2.11m x 0.91m)

Single and double glazed windows, wall light.

## FIRST FLOOR

### Bedroom

16' 11" x 12' 7" (5.16m x 3.84m)

Double-glazed windows, pendant ceiling lights, fireplace, radiator, wood flooring.

### Bedroom

12' 4" x 10' 10" (3.76m x 3.30m)

Double-glazed window, pendant ceiling light, built-in cupboard, radiator, wood flooring.

### WC

Louvre window, pendant ceiling light, WC, wood flooring.

### Bathroom

10' 0" x 8' 8" (3.05m x 2.64m)

Louvre window, pendant ceiling, bathtub, walk-in shower, pedestal washbasin, radiator, wood flooring.

### Bedroom

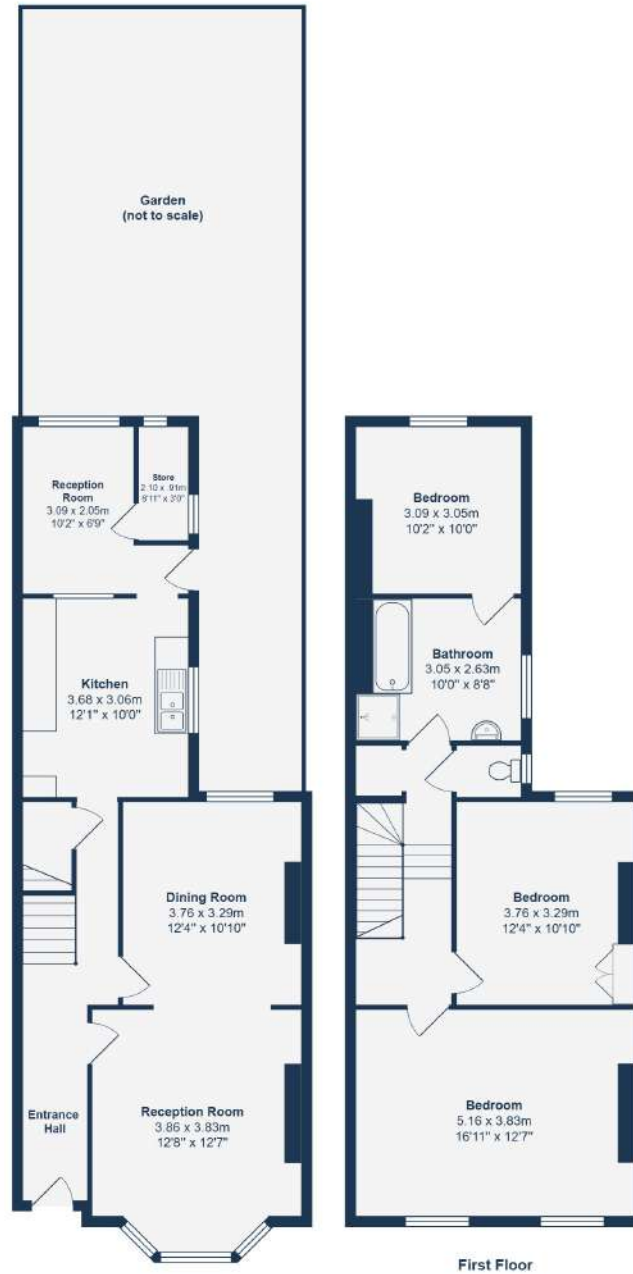
10' 2" x 10' 0" (3.10m x 3.05m)

Double-glazed window, pendant ceiling light, fireplace, radiator, wood flooring.

## OUTSIDE

### Garden

Lawn with mature shrub and tree borders, brick built shed to rear.



**Ground Floor**

**First Floor**

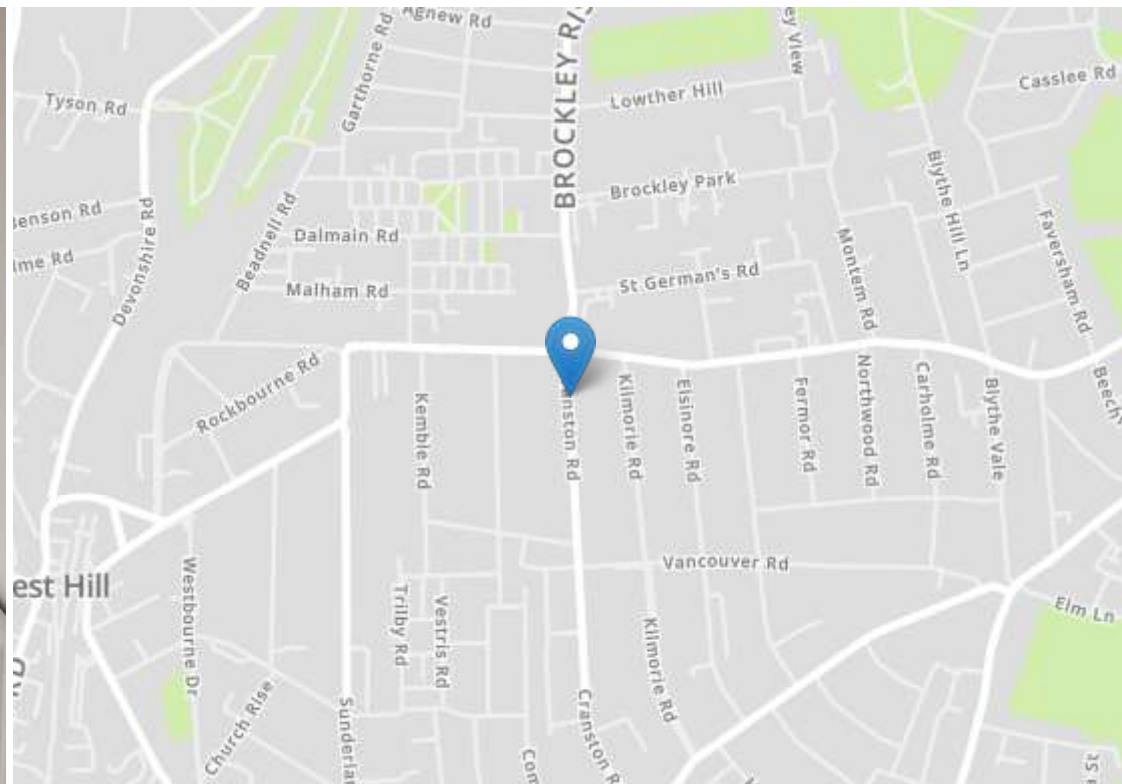
Total Area: 122.6 m<sup>2</sup> ... 1320 ft<sup>2</sup> (excluding garden)

Drawn for Stanfords Sales & Lettings

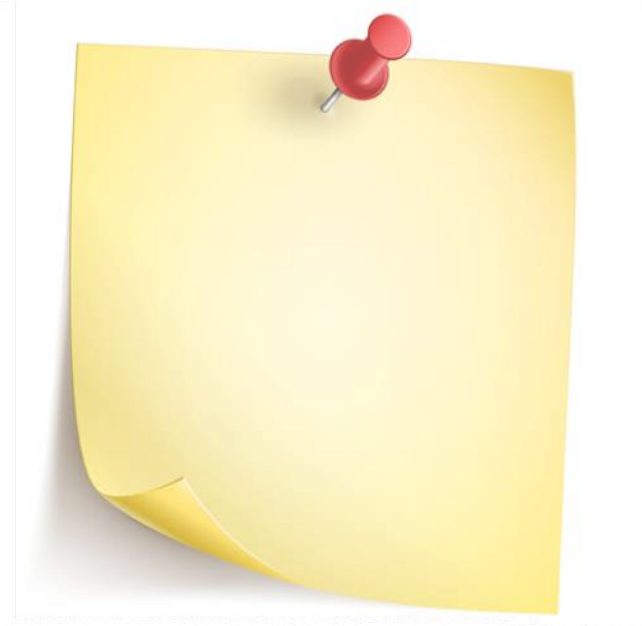
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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