

Stanfords  
— sales & lettings —



**£625,000 Freehold**  
2 bedroom detached bungalow

Hassocks Close  
Sydenham

## Read all about it...

Set within the peaceful cul-de-sac of Hassock Close in the heart of Sydenham, this detached bungalow offers a rare opportunity for buyers seeking a spacious and versatile home within a vibrant community and with excellent transport links.

The property features a front driveway and generously proportioned interiors. A welcoming entrance hall leads to a well-appointed eat-in kitchen with modern fittings, and a spacious reception room bathed in natural light from dual-aspect windows. This inviting area offers ample space for both relaxing and entertaining. Both bedrooms are generously sized doubles, each equipped with built-in wardrobes that provide practical storage solutions. The entrance hall also provides access to a modern bathroom and the loft, which offers additional storage space and potential for extension, as demonstrated by neighbouring properties.

The garden serves as a lush, tranquil retreat. Overlooking the greenery of Baxter Fields, this outdoor space is perfect for relaxation and enjoying nature.

Conveniently located within a mile of both Forest Hill and Sydenham Stations, the property benefits from frequent National Rail, London Overground, and bus services, ensuring easy access to Central London and beyond. The area offers a vibrant mix of independent shops, supermarkets, and diverse dining options, all within walking distance. Highly regarded nurseries and schools, as well as nearby green spaces like Sydenham Wells Park and Dulwich Park, make this location especially popular with families. The nearby Horniman Museum adds to the appeal with its expansive gardens and lively Sunday market featuring local and independent vendors.

**Council Tax:** Lewisham band C

**SPACIOUS DETACHED  
BUNGALOW  
QUIET CUL-DE-SAC  
GREAT TRANSPORT LINKS**

**MODERN BATHROOM &  
KITCHEN  
FRONT DRIVEWAY  
POTENTIAL TO EXTEND (STPP)**



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to arrange a viewing or request further information



## GROUND FLOOR

### **Entrance Hall**

Pendant ceiling lights, storage cupboard, access to loft, radiator, bamboo flooring.

### **Reception Room**

20' 0" x 12' 0" (6.10m x 3.66m)

Double-glazed windows and door to garden, ceiling lights, fireplace, radiator, bamboo flooring.

### **Kitchen/Diner**

15' 8" x 9' 1" (4.78m x 2.77m)

Double-glazed windows, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, electric hob and extractor hood, plumbing for washing machine, storage cupboard, radiator, laminate wood flooring.

### **Bedroom**

13' 7" x 10' 9" (4.14m x 3.28m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, radiator, bamboo flooring.

### **Bedroom**

15' 8" x 10' 0" (4.78m x 3.05m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, radiator, bamboo flooring.

### **Bathroom**

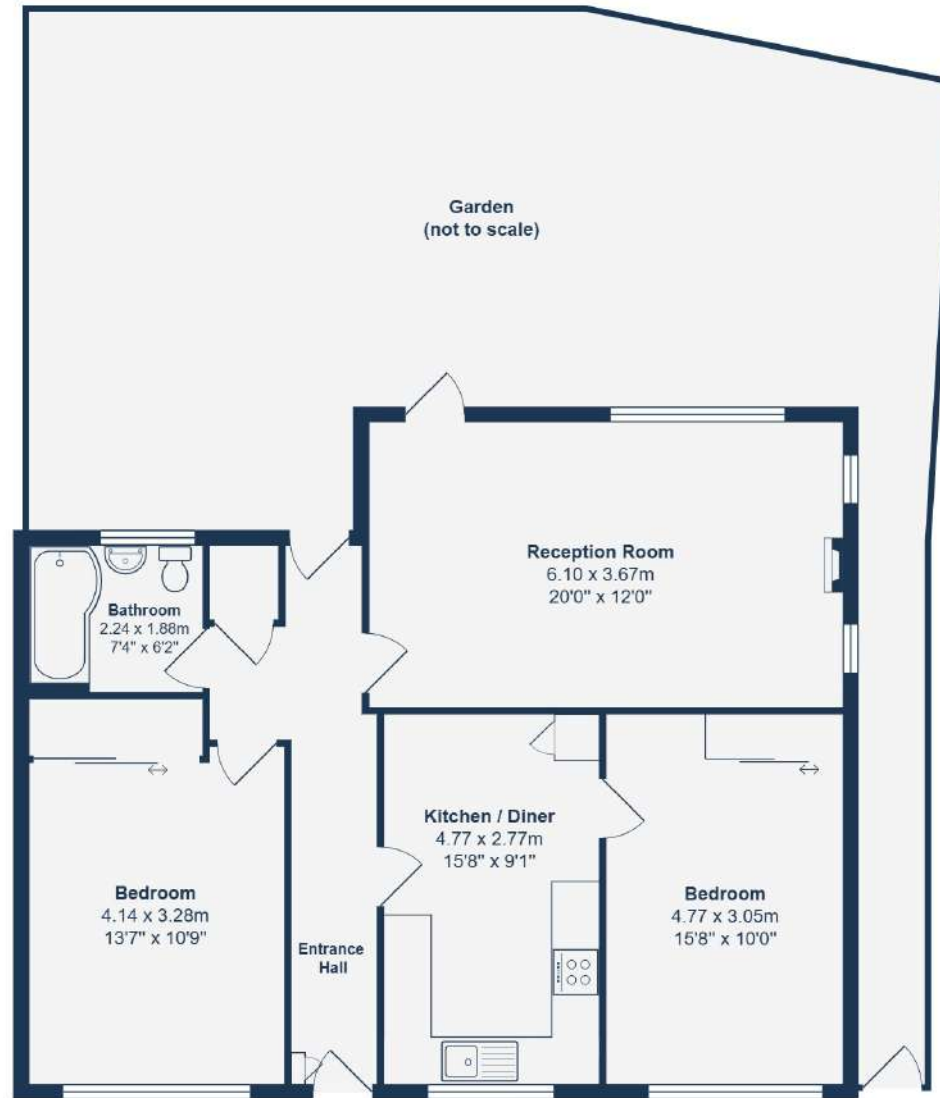
7' 4" x 6' 2" (2.24m x 1.88m)

Double-glazed window, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### **Garden**

Lawn with mature plants and tree borders, shed, greenhouse, side access.



**Ground Floor**

Total Area: 82.5 m<sup>2</sup> ... 888 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>		69
(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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