

Stanfords

— sales & lettings —



£695,000 Freehold

4 bedroom town house

Firs Close

Forest Hill

Read all about it...

Offered to the market with no onward chain, this beautifully presented four-bedroom townhouse is nestled in a quiet cul-de-sac, offering spacious and modern living in a fantastic location.

Decorated in a light and contemporary style throughout, the home feels bright and welcoming from the moment you step inside. The spacious entrance hall is enhanced by stylish herringbone tiles, which flow seamlessly into the bright and airy kitchen-diner, featuring sleek modern units and large windows overlooking the garden. A downstairs WC and a practical utility closet add further convenience to this well-designed space.

On the first floor, a generously sized reception room provides an inviting setting for relaxation and entertaining, while a double bedroom with large built-in wardrobes offers excellent storage. The second floor features three additional bedrooms, all with built-in wardrobes, and a family bathroom with a separate WC. There is also loft access, providing further practical storage.

Outside, the beautifully landscaped garden offers a tranquil escape, with ample space for alfresco dining, relaxation, and gardening enthusiasts. Off-street access makes it particularly convenient for bike users. The property also benefits from a private driveway and a garage, providing valuable off-street parking.

Situated in a peaceful residential setting, this home remains close to a vibrant selection of independent cafés, shops, and restaurants. Nearby Horniman Gardens and Mayow Park provide green spaces for outdoor activities and leisure. The area is also well-served by highly regarded nurseries and schools, including Dalmain Primary School nearby.

For commuters, the property is well-connected, with Honor Oak Park and Forest Hill stations offering frequent London Overground and National Rail services into Central London and beyond.

Tenure: Freehold | Council Tax: Lewisham band D

**FOUR BED TOWN HOUSE
GARAGE & DRIVEWAY
LIGHT & MODERN INTERIORS**

**NO ONWARD CHAIN
QUIET CUL-DE-SAC
GREAT TRANSPORT LINKS**



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GROUND FLOOR

Entrance Hall

Ceiling light, utility cupboard housing boiler and plumbing for washing machine, radiator, herringbone tile flooring.

Kitchen/Diner

4.50m x 3.47m (14' 9" x 11' 5")

Double-glazed window and sliding doors to garden, ceiling lights, fitted kitchen units, sink with mixer tap, freestanding oven with electric hob, extractor hood, wall radiator, herringbone tile flooring.

WC

1.83m x 0.82m (6' 0" x 2' 8")

Double-glazed window, ceiling light, washbasin, WC, herringbone tile flooring.

FIRST FLOOR

Landing

Ceiling light, storage cupboard, wood flooring.

Reception Room

4.52m x 3.47m (14' 10" x 11' 5")

Double-glazed windows, pendant ceiling light, radiators, wood flooring.

Bedroom

4.52m x 2.60m (14' 10" x 8' 6")

Sash windows, pendant ceiling light, built-in wardrobes, radiator, wood flooring.

SECOND FLOOR

Landing

Pendant ceiling light, loft access, wood flooring.

Bedroom

4.50m x 2.60m (14' 9" x 8' 6")

Sash windows, pendant ceiling light, built-in wardrobe, radiator, wood flooring.

Bedroom

3.47m x 1.2m (11' 5" x 3' 11")

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

Bedroom

2.60m x 2.59m (8' 6" x 8' 6")

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

Bathroom

1.79m x 1.42m (5' 10" x 4' 8")

Flush ceiling light, bathtub with shower, washbasin, heated towel rail, tile flooring.

WC

1.42m x 0.75m (4' 8" x 2' 6")

Flush ceiling light, WC, vinyl flooring.

OUTSIDE

Garden

East facing garden with artificial lawn, mature plant borders and side access.

Garage

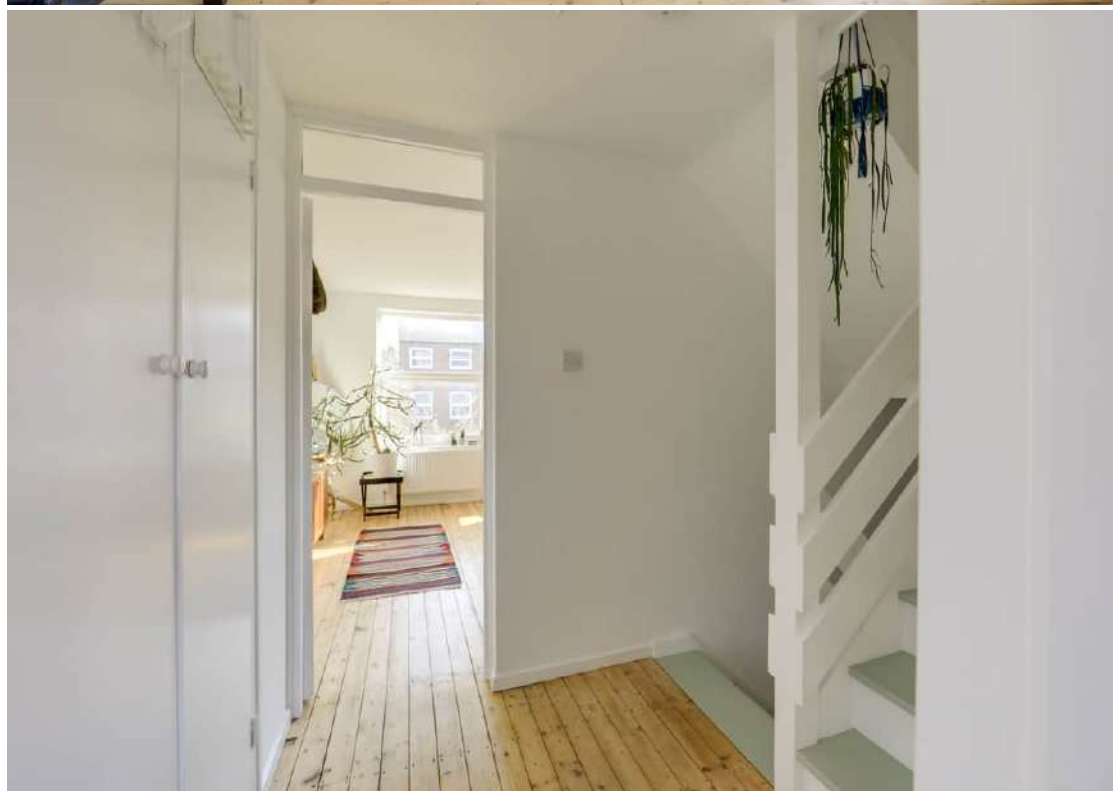
5.10m x 2.48m (16' 9" x 8' 2")



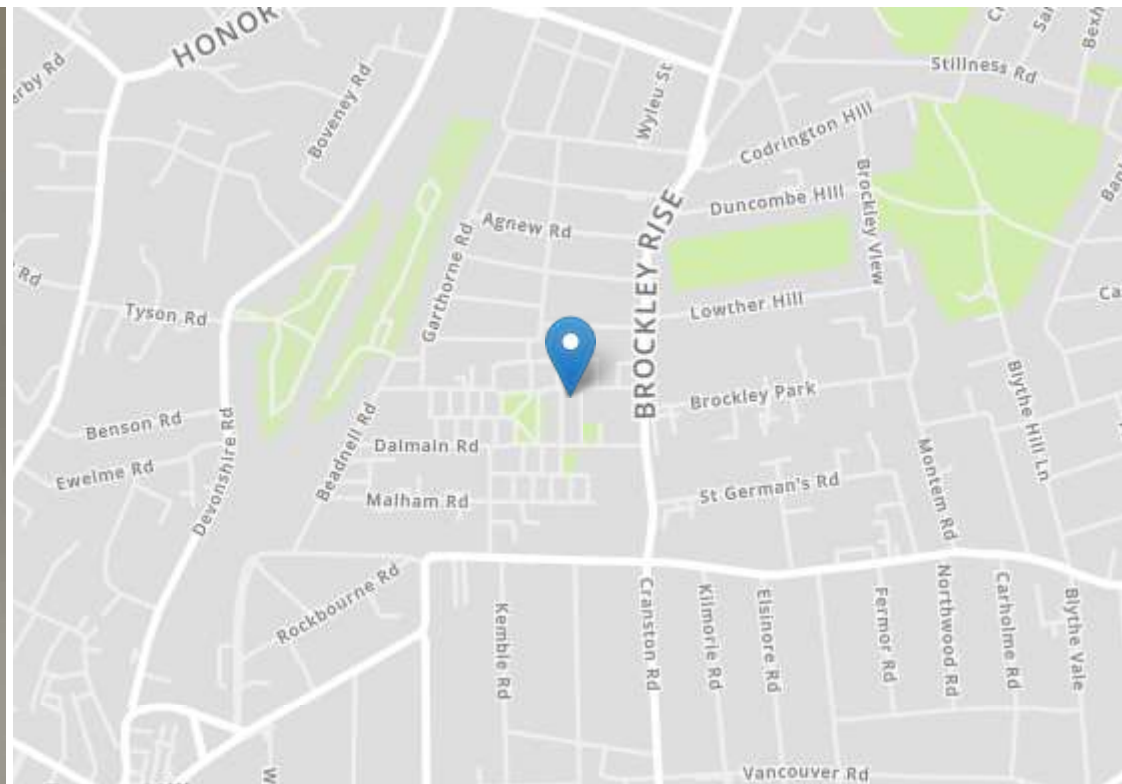
Total Area: 103.5 m² ... 1114 ft² (excluding garage)

Drawn for Stanfords Sales & Lettings

This floor plan 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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(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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