



Stanfords

— sales & lettings —

**£665,000 Freehold**  
3 bedroom terraced house

Cranston Road  
Forest Hill



# Read all about it...

Set on a residential street in Forest Hill, this three-bedroom terraced house on Cranston Road offers a spacious layout, great natural light, and a generous rear garden. It has some original features still in place and plenty of potential to update and add value over time.

The ground floor includes a traditional entrance hall, two reception rooms (one opening directly to the garden), and a compact but functional kitchen with garden access. Upstairs, there are two good-sized double bedrooms, a smaller third room ideal as a study or nursery, and a family bathroom. There's also handy under-stairs storage.

Outside, the large garden is a great spot for relaxing or entertaining, especially in warmer months.

Forest Hill and Honor Oak Park stations are both nearby, offering easy links into London Bridge and Canada Water. The area is well connected with local parks, schools, shops and cafés all within easy reach, making this a great base in south-east London. A straightforward home with loads of potential to make it your own.

## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, dado rail, understairs storage cupboard, radiator, wood flooring.

### Reception Room

4.72m x 3.70m (15' 6" x 12' 2")  
Pendant ceiling light, double-glazed windows, picture rail, radiator, wood flooring.

### Lounge/Diner

3.96m x 3.28m (13' 0" x 10' 9")  
Pendant ceiling light, doors leading to the garden, fireplace, radiator, wood flooring.

### Kitchen

2.92m x 2.16m (9' 7" x 7' 1")  
Pendant ceiling light, door to the garden, kitchen units, tiled flooring.

## FIRST FLOOR

### Landing

Pendant ceiling light, wood flooring.

### Bedroom

3.97m x 3.63m (13' 0" x 11' 11")  
Pendant ceiling light, double-glazed windows, radiator, fitted carpet.

### Bedroom

3.96m x 3.47m (13' 0" x 11' 5")  
Pendant ceiling light, double-glazed window, radiator, fitted carpet.

### Bedroom

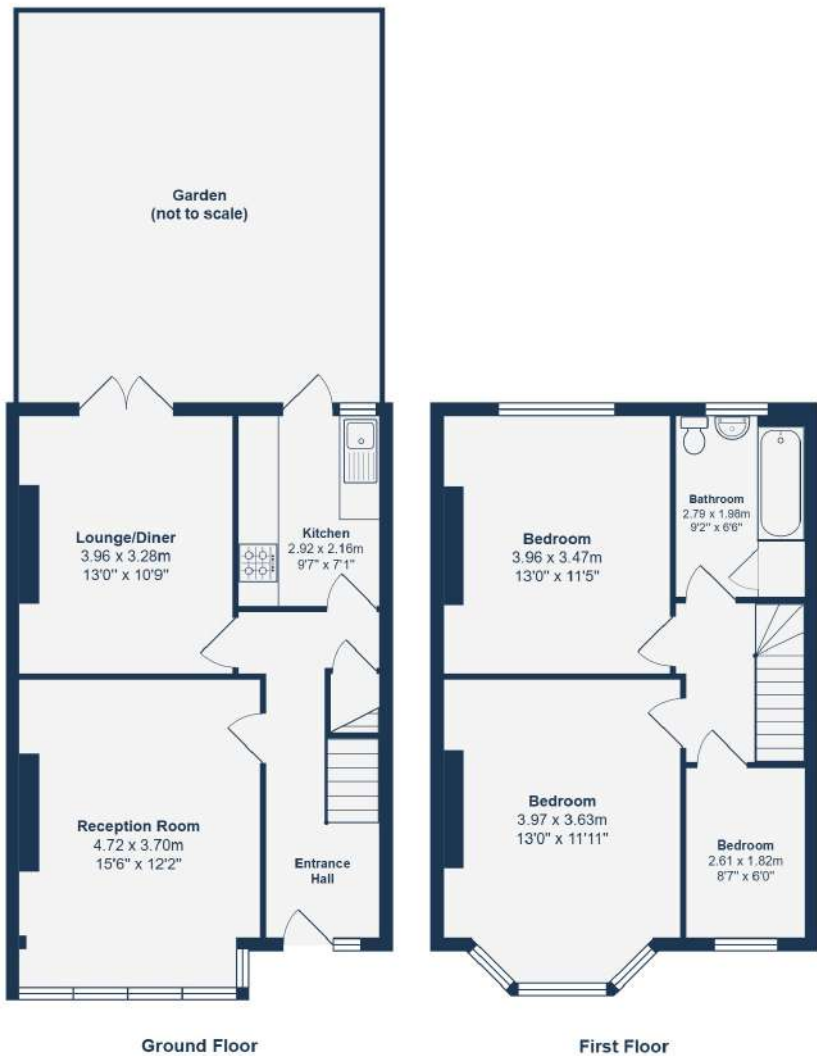
2.61m x 1.82m (8' 7" x 6' 0")  
Pendant ceiling light, double-glazed window, radiator, fitted carpet.

### Bathroom

2.79m x 1.98m (9' 2" x 6' 6")  
Pendant ceiling light, double-glazed windows, bathtub, sink, radiator, WC, tiled flooring.

## OUTSIDE

### Garden



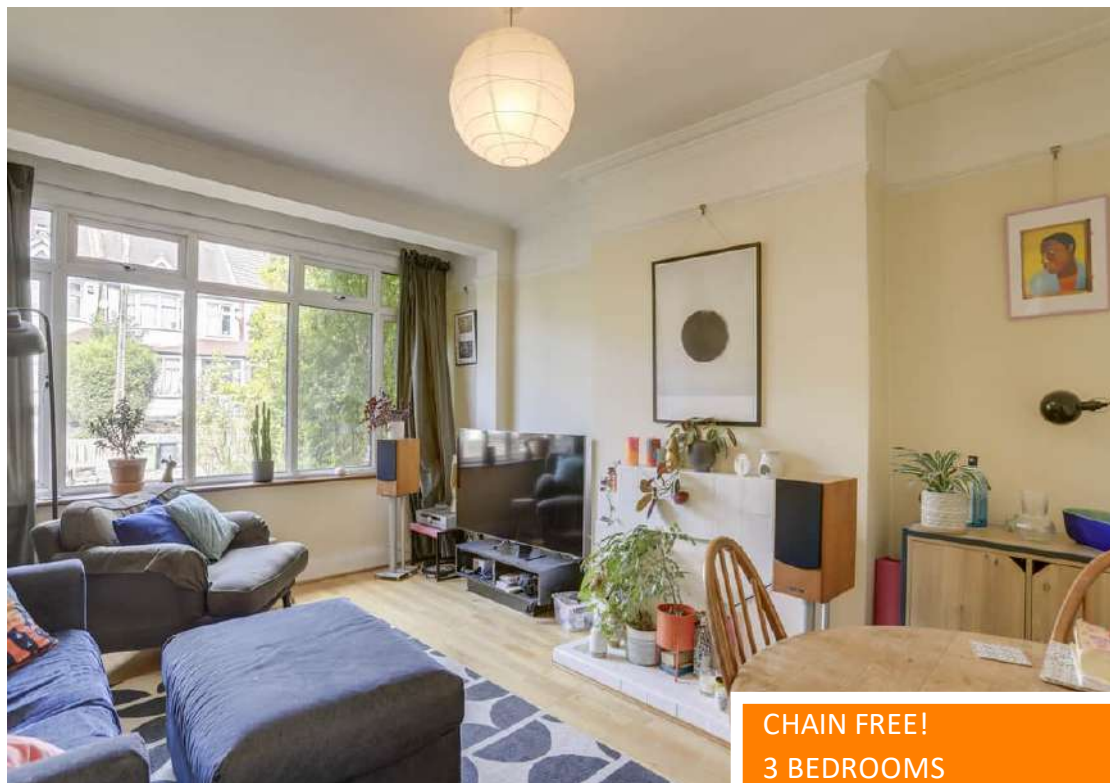
Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup>

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.

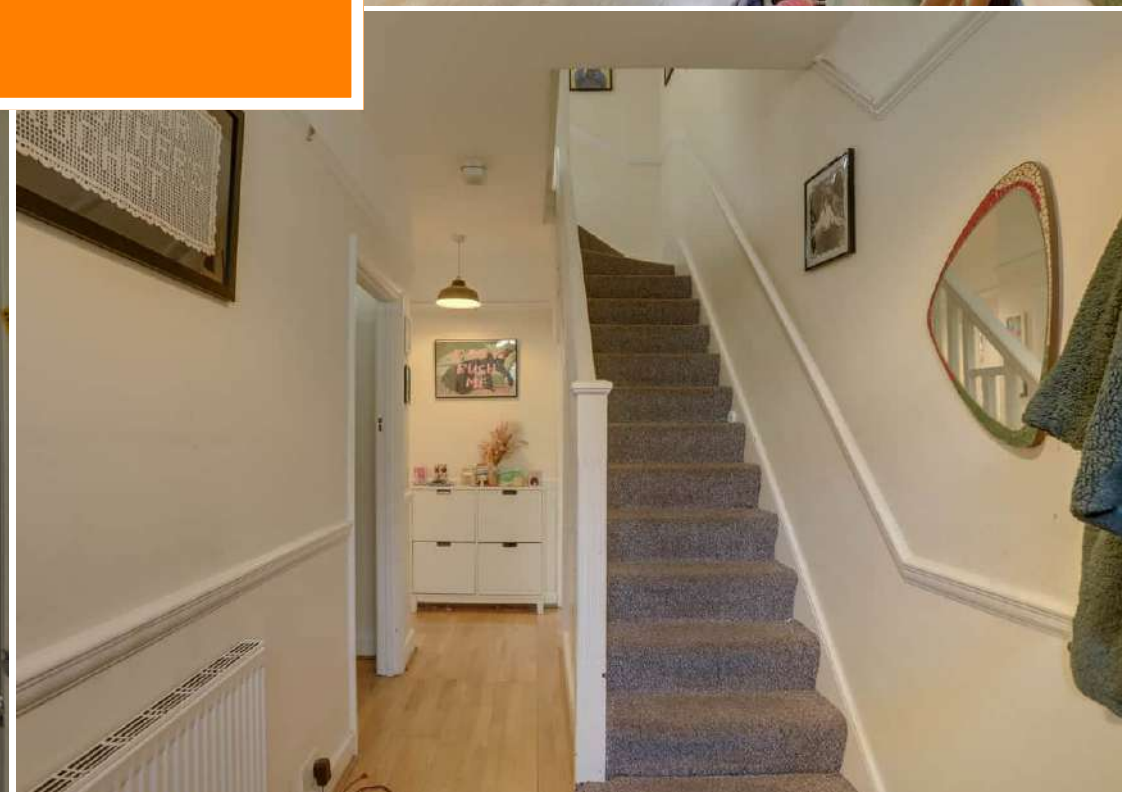
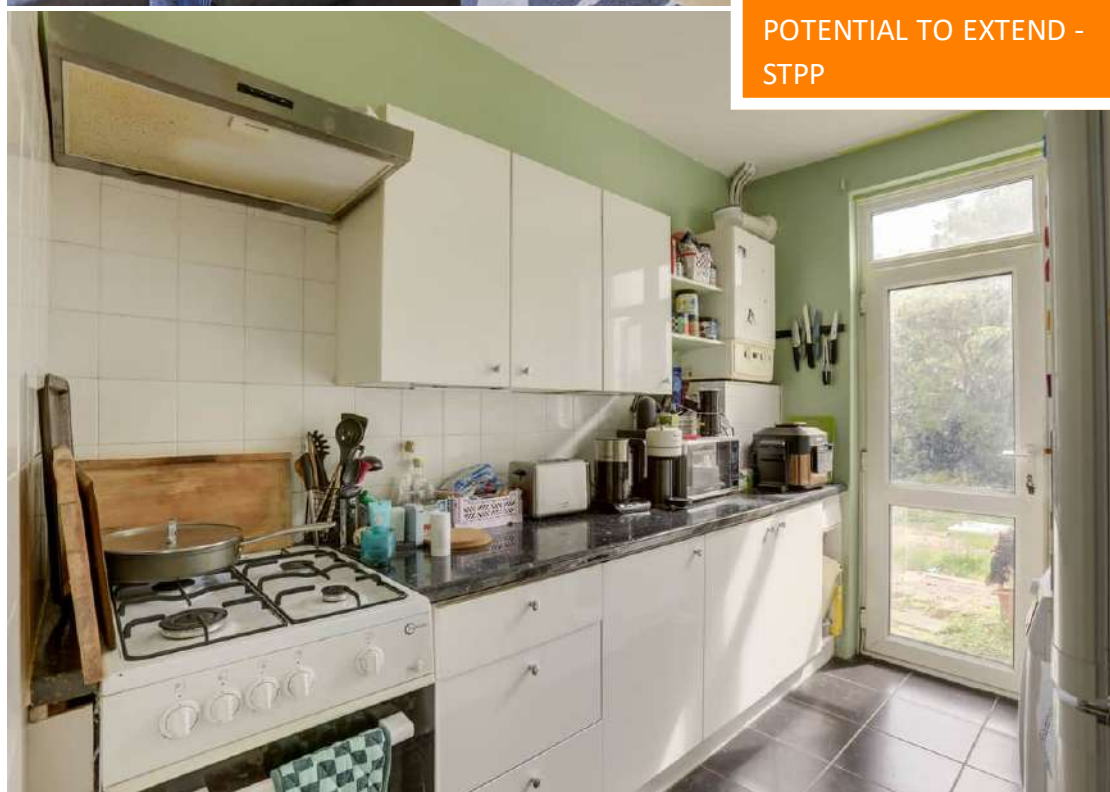
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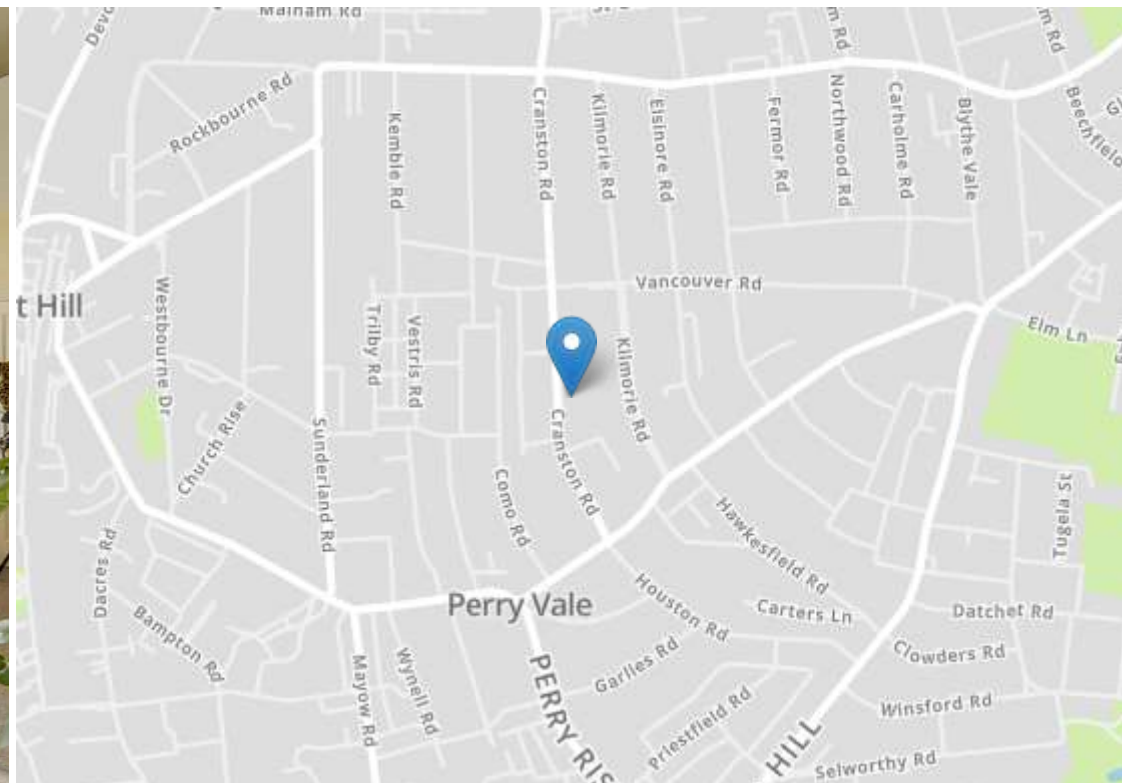
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CHAIN FREE!  
3 BEDROOMS  
POTENTIAL TO EXTEND -  
STPP







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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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