



**£2,500 pcm Freehold**  
3 bedroom house (unspecified)

Loxton Road  
Forest Hill



## Read all about it...

A light and spacious three-bedroom terraced house, offered unfurnished and available for immediate viewings.

Presented in excellent condition throughout, the property features a generous reception room and an open-plan kitchen/dining area overlooking the south-facing garden—perfect for relaxing or entertaining. Upstairs, there are three bedrooms, including two good-sized doubles, and a family bathroom.

Within a mile of Forest Hill and Catford's twin stations, the home offers excellent transport connections via the London Overground, National Rail, and local bus services into Central London. The vibrant local area boasts independent shops, supermarkets, and a fantastic choice of dining options. Families will also appreciate the proximity to highly regarded nurseries and schools, including Kilmore Primary School.

**THREE BED TERRACED HOUSE**  
**SOUTH FACING GARDEN**  
**FANTASTIC CONDITION THROUGHOUT**

**UNFURNISHED & AVAILABLE NOW**  
**KITCHEN / DINER**  
**0.8MI TO FOREST HILL STATION**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london)  
to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

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

### Reception Room

4.73m x 3.69m (15' 6" x 12' 1")

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

### Kitchen

2.96m x 2.05m (9' 9" x 6' 9")

Double-glazed window, track ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, oven and gas hob, extractor hood, washing machine, fridge/freezer, tile flooring.

### Dining Room

3.96m x 3.25m (13' 0" x 10' 8")

Double-glazed sliding doors to garden, pendant ceiling light, radiator, wood flooring.

## FIRST FLOOR

### Bedroom

3.96m x 3.62m (13' 0" x 11' 11")

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

### Bedroom

3.96m x 3.48m (13' 0" x 11' 5")

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

### Bedroom

2.60m x 1.80m (8' 6" x 5' 11")

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

### Bathroom

2.75m x 1.94m (9' 0" x 6' 4")

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, radiator, tile flooring.

## OUTSIDE

### Garden

Paved patio leading to lawn and storage shed to rear.



Ground Floor

First Floor

Total Area: 94.2 m<sup>2</sup> ... 1014 ft<sup>2</sup>

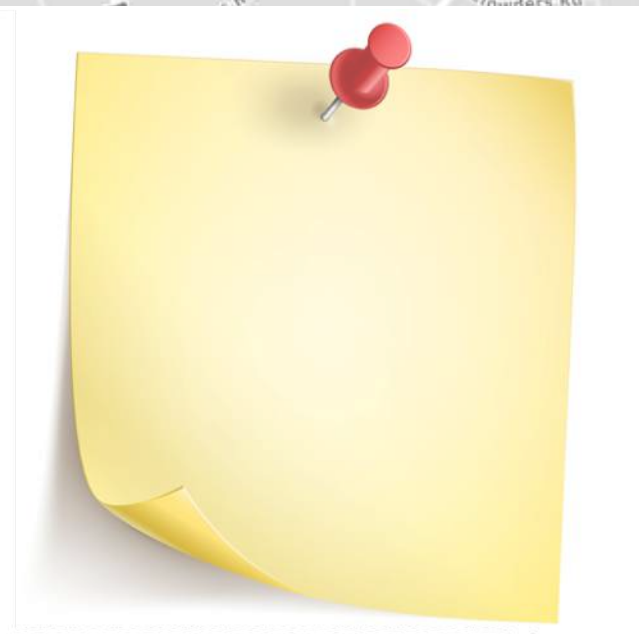
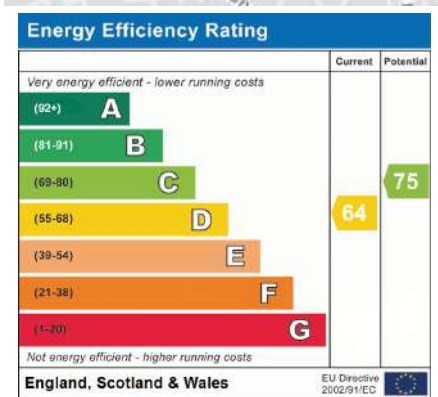
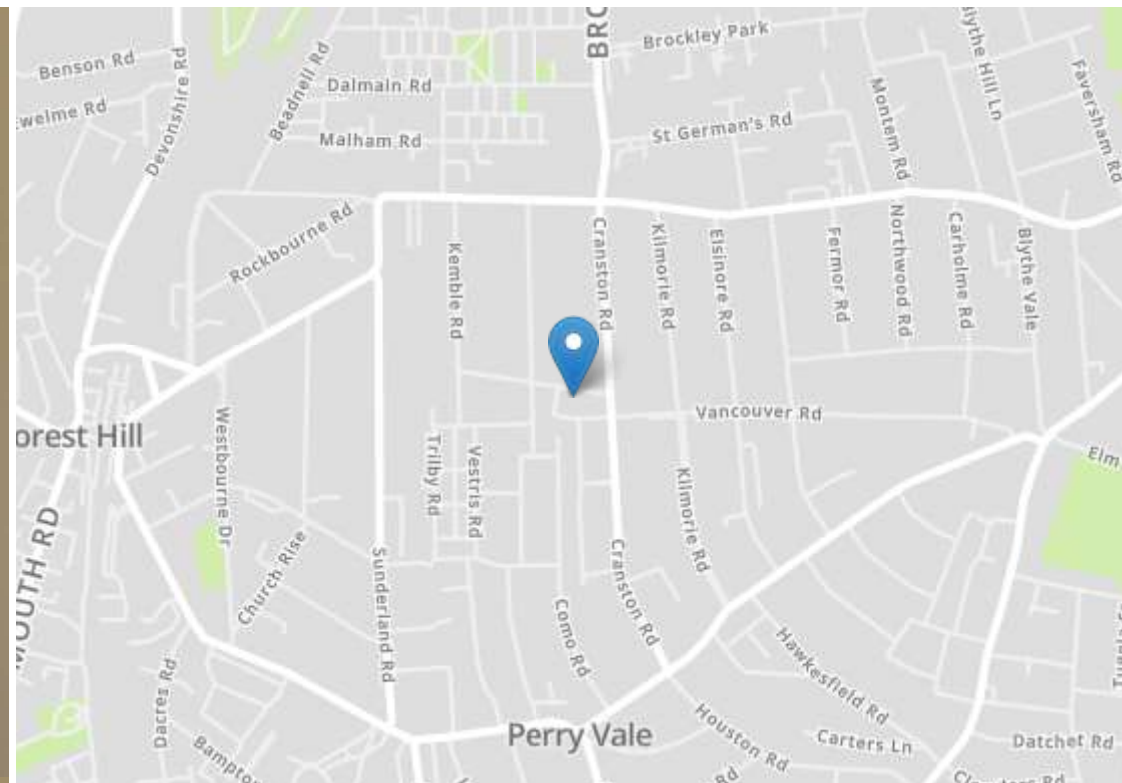
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.