

Stanfords
— sales & lettings —



£1,000,000 Freehold
4 bedroom terraced house

Agnew Road
Forest Hill

Read all about it...

Located on a quiet residential street in the heart of Forest Hill, this four-bedroom terraced home offers generous space, excellent natural light, and a private rear garden — ideal for growing families or those looking for a home with great potential to personalise.

The ground floor features a bright front reception room, a separate dining area, and a spacious kitchen diner with direct access to the garden. There is also a convenient ground-floor shower room, utility area, and plant room. Sustainability has been thoughtfully considered, with solar panels, a solar water system, and an air source heat pump helping to reduce energy costs and environmental impact.

Upstairs, four well-proportioned bedrooms are complemented by a modern family bathroom, creating a layout that's both practical and versatile. The rear garden is easy to maintain and perfect for outdoor dining or gardening, while a secure bike shed at the front adds extra convenience for cyclists. Residents also benefit from unrestricted on-street parking.

The location is a major highlight — just a short walk from Honor Oak Park Station, offering direct trains to London Bridge, Canada Water, Whitechapel, and Highbury & Islington. Crofton Park Station is also close by, providing services to Blackfriars and beyond. Forest Hill itself is known for its strong community spirit, leafy green spaces, and vibrant local amenities, including the Horniman Museum and Gardens, independent cafés, shops, and highly regarded schools — making it a perfect choice for family life.

NO ONWARD CHAIN
SOUTH FACING GARDEN
SOLAR PANELS
GREAT TRANSPORT LINKS

FOUR BED FAMILY HOME
SPACIOUS KITCHEN/DINER
ENERGY EFFICIENT HEATING SYSTEM
CLOSE TO BLYTHE HILL FIELDS

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to arrange a viewing or request further information





GROUND FLOOR

Entrance hall

Inset ceiling spotlights, understairs storage cupboards, wood flooring.

Reception room

4.18m x 5m (13' 9" x 16' 5")

Double-glazed windows, ceiling light, fireplace, radiator, wood flooring.

Dining room

3.48m x 3.40m (11' 5" x 11' 2")

Ceiling light, fireplace, radiator, wood flooring.

Kitchen/Diner

5.47m x 5.04m (17' 11" x 16' 6")

Double-glazed French door to garden, inset ceiling spotlights, fitted kitchen units and dining table, 1.5 bowl sink with mixer tap, integrated dishwasher, oven, grill and gas hob, extractor hood, radiator, wood flooring.

Shower room

3.26m x 2.36m (10' 8" x 7' 9")

Ceiling light, walk-in shower, fitted cabinetry, sink, WC, heated towel rail, plumbing for washing machine, tile flooring.

Plant room

3.26m x 2.29m (10' 8" x 7' 6")

Double-glazed door to garden, ceiling light, air source heat pump, boiler.

FIRST FLOOR

Landing

Electric skylight, pendant ceiling light, fitted storage cupboard, water fountain, fitted carpet.

Bedroom

5.18m x 4.18m (17' 0" x 13' 9")

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

Bedroom

3.48m x 3.38m (11' 5" x 11' 1")

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

Bedroom

3.26m x 3.07m (10' 8" x 10' 1")

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

Bedroom

2.37m x 2.09m (7' 9" x 6' 10")

Double-glazed window, electric skylight, ceiling light, radiator, fitted carpet.

Bathroom

2.42m x 2.37m (7' 11" x 7' 9")

Electric skylight, ceiling light, bathtub with shower, washbasin on vanity unit, WC, tile flooring.

OUTSIDE

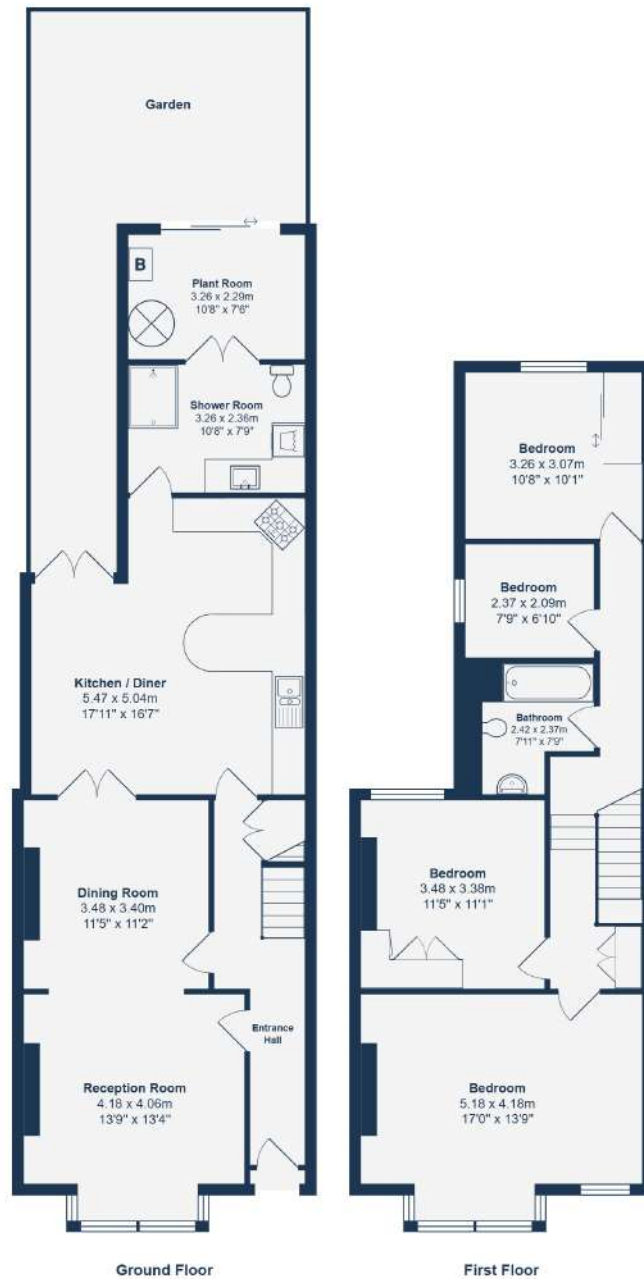
Solar Panels

Front Garden

Bike shed.

Rear Garden

South facing garden with artificial lawn.

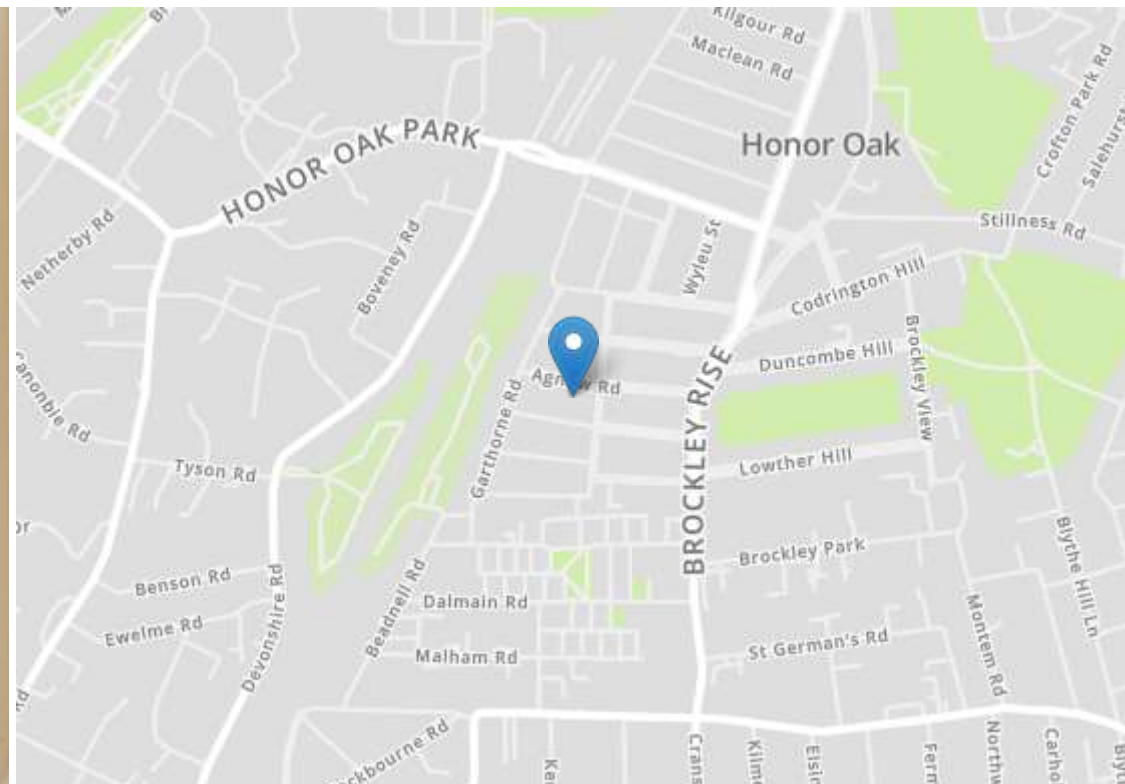


Total Area: 143.5 m² ... 1545 ft² (excluding garden)

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.







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