



STANFORDS

Stanstead Road, Forest Hill  
£900,000



## Stanstead Road

### Forest Hill

An exciting opportunity for buyers seeking a property they can truly put their own stamp on, this spacious five-bedroom semi-detached home is offered to the market with no onward chain.

Arranged across three floors, the property features two reception rooms and a generous kitchen/diner on the ground floor, with five double bedrooms and a family bathroom arranged over the upper levels. Further benefits include off-street parking via a private driveway, a large rear garden, and excellent potential to transform the property into an impressive family home or investment opportunity.

Ideally located for Forest Hill, Crofton Park, and Honor Oak Park stations, the property offers convenient access into Central London, alongside nearby green spaces such as Blythe Hill Fields. The area is well served by independent cafés, shops, nurseries, and highly regarded schools, making it particularly popular with families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Onward Chain
- Renovation Required
- Semi-Detached Family Home
- Driveway & Cellar
- Large Garden
- Five Double Bedrooms
- Over 2,200sqft.
- Great Transport Links



## GROUND FLOOR

### Entrance Hall

Window to side, pendant ceiling light, radiator, access to cellar, fitted carpet.

### Reception Room

16' 2" x 13' 8" (4.94m x 4.17m)

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

### Reception Room

18' 9" x 12' 5" (5.71m x 3.79m)

French doors to lean-to, pendant ceiling light, radiator, fitted carpet.

### Dining Room

12' 7" x 11' 5" (3.83m x 3.48m)

Double-glazed window, inset ceiling spotlights, storage cupboards, radiators, wood flooring.

### Kitchen

12' 7" x 7' 11" (3.83m x 2.41m)

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

### WC

Window, ceiling light, WC, washbasin.

## FIRST FLOOR

### Bedroom

19' 9" x 16' 6" (6.01m x 5.03m)

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

### Bedroom

13' 5" x 12' 6" (4.09m x 3.82m)

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

### Bathroom

8' 0" x 7' 3" (2.43m x 2.21m)





Total Area: 204.8 m<sup>2</sup> ... 2205 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.





## Stanford Estates - Forest Hill

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