



STANFORDS

55 Vancouver Road, Forest Hill
£900,000



55 Vancouver Road

Forest Hill

Offered to the market with no onward chain, this substantial four-bedroom family home on Vancouver Road presents an exciting opportunity for buyers seeking a spacious home they can move straight into while adding their own style over time. Benefitting from a driveway providing off-street parking, the property offers generous accommodation throughout. Stepping inside, the welcoming entrance hall sets the tone for the home, where light and modern interiors blend beautifully with charming period features. Original details including feature fireplaces, picture rails, high ceilings, and bay windows add character throughout, while the spacious layout lends itself perfectly to modern family living.

To the front of the property, the first reception room is flooded with natural light from a large bay window, creating an inviting space to relax. The second reception room enjoys French doors opening onto the rear garden and offers excellent versatility as an additional living room, playroom, or formal dining room. Together, these generous reception spaces provide ample room for both everyday family life and entertaining.

To the rear of the property, the impressive kitchen diner forms the heart of the home. Filled with natural light from dual-aspect windows overlooking the south-facing garden, this expansive space offers ample room for cooking, dining, and gathering with family and friends. The kitchen provides plenty of storage and worktop space, while the garden outlook creates a wonderfully leafy backdrop. Outside, the beautifully proportioned south-facing garden offers plenty of space for outdoor dining, children's play, and keen gardeners alike.

Upstairs, the property houses four bedrooms, including three generously sized double bedrooms and a fourth room ideal as a nursery or home office. A modern family bathroom serves this floor, while the loft offers useful storage space and potential for extension, subject to the necessary permissions.

Council Tax band: E | Tenure: Freehold

EPC Energy Efficiency Rating: D | EPC Environmental Impact Rating: D

- No Onward Chain
- Four Bedroom Family Home
- Two Reception Rooms



GROUND FLOOR

Reception Room 14' 3" x 11' 8" (4.34m x 3.55m)

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

Reception Room 11' 10" x 10' 0" (3.61m x 3.04m)

French doors to garden, pendant ceiling light, radiator, fitted carpet.

Kitchen & Dining Room 26' 2" x 10' 3" (7.97m x 3.13m)

Double-glazed windows and doors to garden, inset ceiling spotlights, pendant light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated fridge/freezer, oven, gas hob and extractor hood, radiator, tile flooring.

Entrance Hall

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

FIRST FLOOR

Bedroom 16' 2" x 14' 3" (4.92m x 4.34m)

Double-glazed sash windows, pendant ceiling light, radiators, fitted carpet.

Bedroom 11' 10" x 10' 0" (3.61m x 3.06m)

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

Bedroom 10' 3" x 9' 3" (3.12m x 2.83m)

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

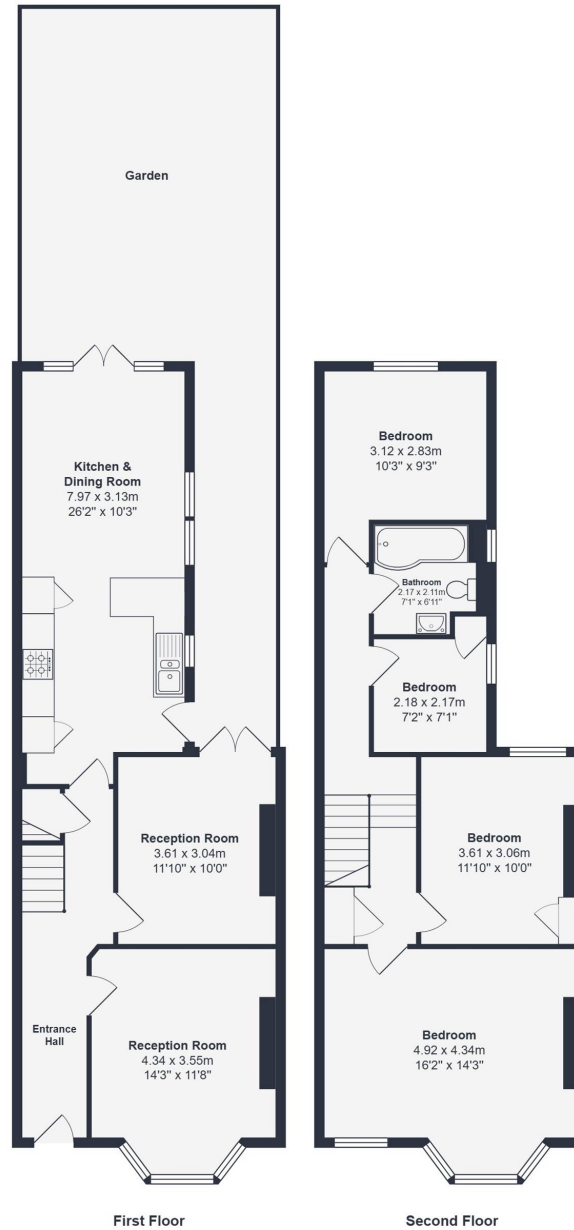
Bathroom 7' 1" x 6' 11" (2.17m x 2.11m)

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Bedroom 7' 2" x 7' 1" (2.18m x 2.17m)

Double-glazed sash window, pendant ceiling light, cupboard housing combi-boiler, radiator, fitted carpet.





Total Area: 121.1 m² ... 1304 ft²

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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