



63 Queenswood Road, Forest Hill
£1,175,000

STANFORDS



63 Queenswood Road

Forest Hill

A stunning five-bedroom period home, ideally positioned on Queenswood Road, a quiet residential street between Forest Hill and Sydenham. Offering over 2,000sqft. of beautifully proportioned accommodation, the property has been thoughtfully extended and enhanced by the current owners, including a loft extension which has created an additional double bedroom with an en-suite shower room. The result is a spacious and versatile family home, combining generous living space with stylish and well-considered interiors.

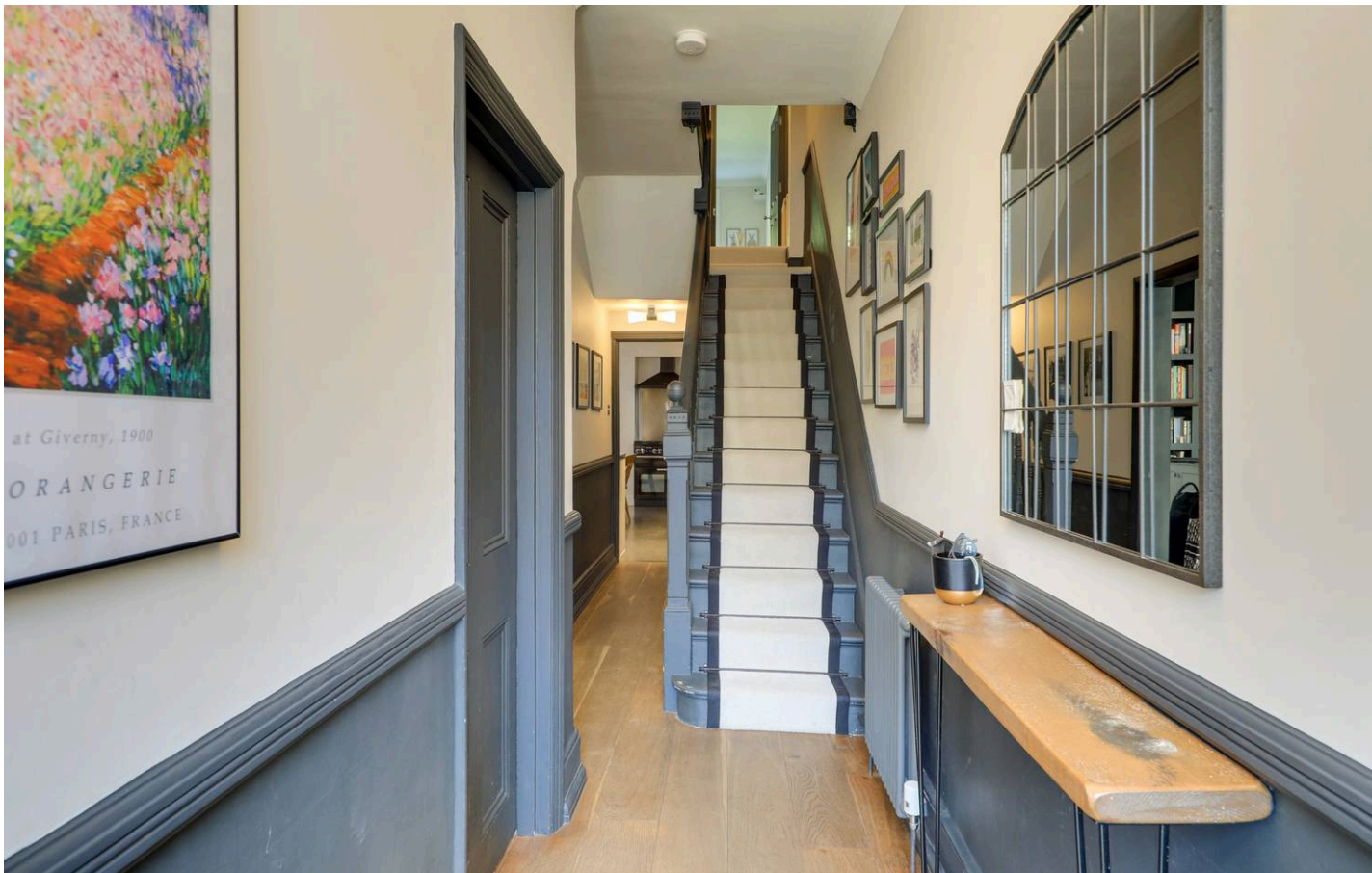
The original brick façade gives the house plenty of period charm. Stepping inside, the welcoming entrance hall leads through to a spacious double reception room, offering a generous and sociable living space. The room benefits from a wood-burning stove and bespoke fitted cabinetry, creating a warm and inviting feel.

To the rear is an impressive kitchen and dining space, featuring sleek modern cabinetry and ample room for both everyday family life and entertaining. French doors open directly onto the thoughtfully landscaped tiered rear garden. Leafy and tranquil, the garden provides a wonderful space for lounging in the sunshine and enjoying the outdoors. The ground floor also benefits from a handy separate utility room.

The first floor now houses three generous double bedrooms, following the conversion of the two smaller rear bedrooms into one large double room. All three bedrooms benefit from generous built-in storage and are served by the stylish family bathroom, which features twin sinks, cleverly integrated mirrored storage and a contemporary bath with shower.

Further extended by the current owners, the second floor now houses two further generous double bedrooms, both benefiting from their own en-suite shower rooms. This versatile level could work particularly well as a private principal suite, or as a separate floor for older children, guests or space to work from home, providing a degree of privacy away from the main family accommodation.





GROUND FLOOR

Entrance Hall

Ceiling lights, understairs storage cupboards, column radiator, wood flooring.

Reception Room

15' 11" x 12' 10" (4.85m x 3.90m)

Double-glazed bay windows with fitted shutters, pendant ceiling light, fireplace with wood burner, alcove shelving and cabinet, column radiator, wood flooring.

Reception Room

12' 10" x 11' 2" (3.91m x 3.41m)

Pendant ceiling light, built-in shelving, column radiator, wood flooring.

Kitchen

16' 7" x 16' 2" (5.06m x 4.93m)

Double-glazed roof windows and French doors to garden, inset ceiling spotlights, pendant ceiling light and wall-mounted lights, fitted kitchen units and stainless steel worktops, sink with mixer tap, range cooker with 5 ring gas hob, extractor hood, integrated microwave, plumbing for dishwasher, underfloor heating.

Utility Room

11' 2" x 6' 5" (3.41m x 1.95m)

Double-glazed window, ceiling light, fitted units, sink with mixer tap, plumbing for washing machine, WC, heated towel rail, vinyl flooring.



FIRST FLOOR

Bedroom

17' 2" x 15' 11" (5.24m x 4.85m)

Double-glazed windows with fitted shutters, pendant ceiling light, built-in wardrobes, column radiator, fitted carpet.

Bedroom

12' 10" x 11' 2" (3.91m x 3.41m)

Double-glazed sash window, pendant ceiling light, built-in wardrobe, column radiator, fitted carpet.

Bedroom

14' 10" x 11' 4" (4.51m x 3.45m)

Double-glazed sash windows, pendant ceiling light, built-in wardrobes, column radiators, fitted carpet.

Bathroom

8' 3" x 7' 7" (2.52m x 2.32m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, twin washbasins, WC, heated towel rail, vinyl flooring.

Landing

Ceiling lights, fitted carpet.

SECOND FLOOR

Bedroom

13' 0" x 10' 4" (3.97m x 3.16m)

Double-glazed windows, pendant ceiling light, built-in wardrobes and desk, column radiator, fitted carpet.

Ensuite

7' 5" x 3' 5" (2.25m x 1.04m)

Skylight, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

Bedroom

18' 5" x 12' 1" (5.61m x 3.68m)

Double-glazed roof windows and large single door opening to Juliet balcony, inset ceiling spotlights, built-in storage, radiator, fitted carpet.

Ensuite

9' 0" x 3' 11" (2.75m x 1.20m)

Double-glazed roof window, wall-mounted light, walk-in shower, washbasin, WC, heated towel rail, vinyl flooring.

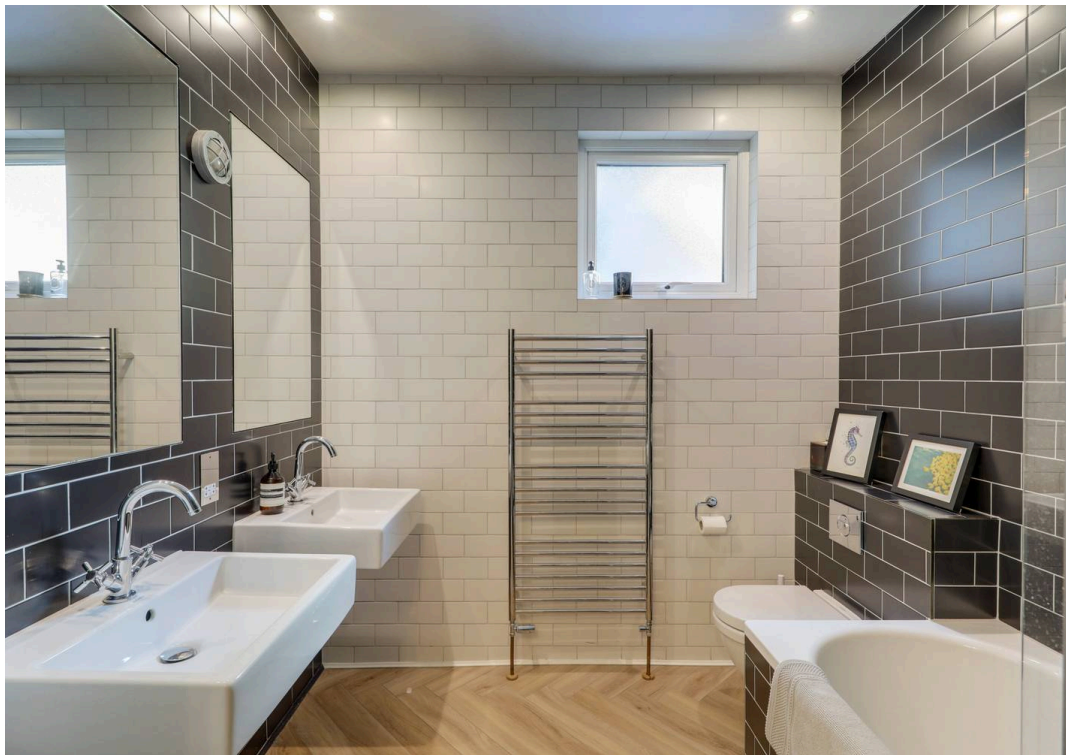




Total Area: 200.7 m² ... 2160 ft²

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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