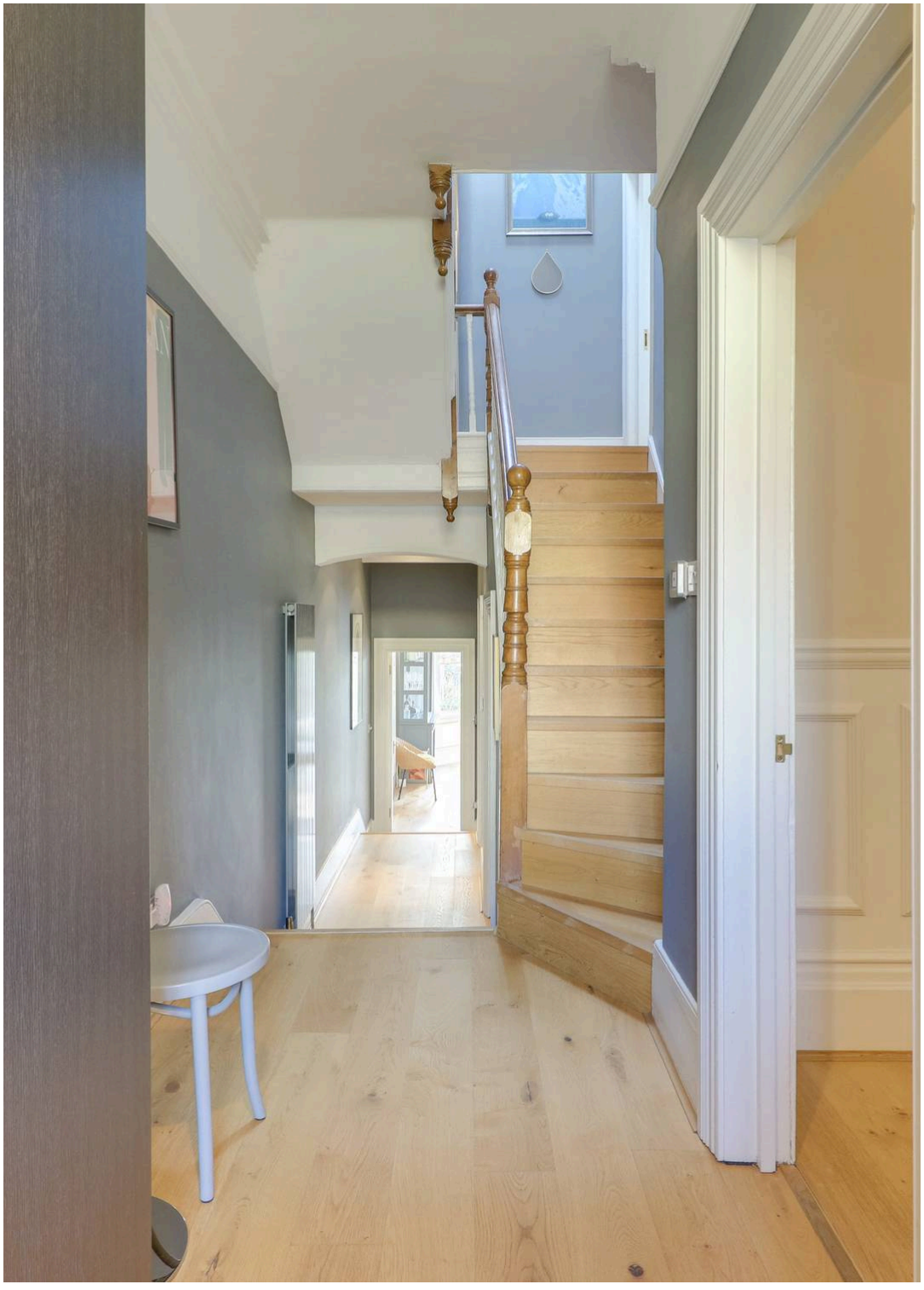


34 Gaynesford Road, Forest Hill

£1,200,000

STANFORDS



34 Gaynesford Road

Forest Hill

A handsome four-bedroom semi-detached period home, originally built by renowned local builder Edward Christmas and ideally positioned on the ever-popular Gaynesford Road in Forest Hill. Retaining an abundance of beautiful period features, the property is immaculately presented throughout, with light, welcoming interiors and generous living space, making it an ideal family home.

A spacious and welcoming entrance hall sets the tone, leading through to a substantial front reception room, complete with an attractive bay window, charming feature fireplace and an array of ornate period detailing. A second reception room offers excellent versatility, equally suited to use as a family room, home office or playroom. The ground floor also benefits from a useful utility room and separate shower room.

To the rear, the kitchen forms the heart of the home. Beautifully appointed with sleek contemporary cabinetry, a range cooker and ample worktop and storage space, it provides a wonderful setting for everyday family life and entertaining alike. A striking bay with French doors opens directly onto the south-facing garden, while decorative stained-glass windows to the side add another lovely period touch.

The beautifully landscaped garden offers a raised patio, generous lawn and plenty of space for both keen gardeners and children to enjoy. There is also useful outdoor storage and convenient side access.

Upstairs, the property offers four bedrooms, including an impressive principal bedroom with bespoke fitted wardrobes. A further double bedroom sits along the landing, while the two rear bedrooms are currently arranged as one generous bedroom overlooking the garden through a charming bay window, with the adjoining room providing a separate walk-in dressing room. The accommodation is completed by a stunning four-piece family bathroom, featuring a luxurious freestanding bath and separate walk-in shower.









GROUND FLOOR

Entrance Hall
Pendant ceiling lights, radiator, wood flooring.

Reception Room
16' 2" x 13' 1" (4.92m x 4.00m)
Double-glazed sash bay windows, fitted shutters, ceiling light, fireplace, column radiator, wood flooring.

Reception Room
11' 6" x 11' 3" (3.51m x 3.42m)
Double-glazed window, inset ceiling spotlights, pendant ceiling light, column radiator, access to cellar, wood flooring.

Kitchen & Dining Room
17' 8" x 16' 1" (5.39m x 4.90m)
Double-glazed windows and French doors to garden, stain glass windows to side, inset, pendant and wall-mounted lighting, fitted kitchen units, sink with mixer tap, integrated dishwasher, range cooker, extractor hood, radiator, wood flooring.

Utility Room
8' 4" x 7' 8" (2.55m x 2.33m)
Windows and door to garden, fitted units, sink with mixer tap, plumbing for washing machine, combi boiler, tile flooring.

Shower Room
8' 4" x 2' 7" (2.55m x 0.79m)
Inset ceiling lights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

FIRST FLOOR

Bedroom
18' 10" x 16' 2" (5.74m x 4.94m)
Double-glazed sash windows, fitted shutters, pendant ceiling light, built-in wardrobes, fireplace, column radiator, wood flooring.

Landing
Skylight, pendant ceiling lights, access to loft, wood flooring.

Bedroom
13' 1" x 12' 6" (4.00m x 3.80m)
Double-glazed sash bay windows, fitted shutters, inset ceiling spotlights, pendant ceiling light, fireplace, column radiator, wood flooring.

Bedroom
9' 2" x 6' 11" (2.79m x 2.12m)
Double-glazed sash window, inset ceiling spotlights, wood flooring.

Bedroom
11' 5" x 11' 2" (3.47m x 3.40m)
Double-glazed sash window, fitted shutters, pendant ceiling light, column radiator, wood flooring.

Bathroom
9' 2" x 7' 10" (2.79m x 2.39m)
Sash windows, ceiling light, freestanding bathtub, walk-in shower, washbasin, WC, heated towel rial, tile flooring.





Total Area: 168.9 m² ... 1818 ft²

Drawn for Stanfords Sales & Lettings

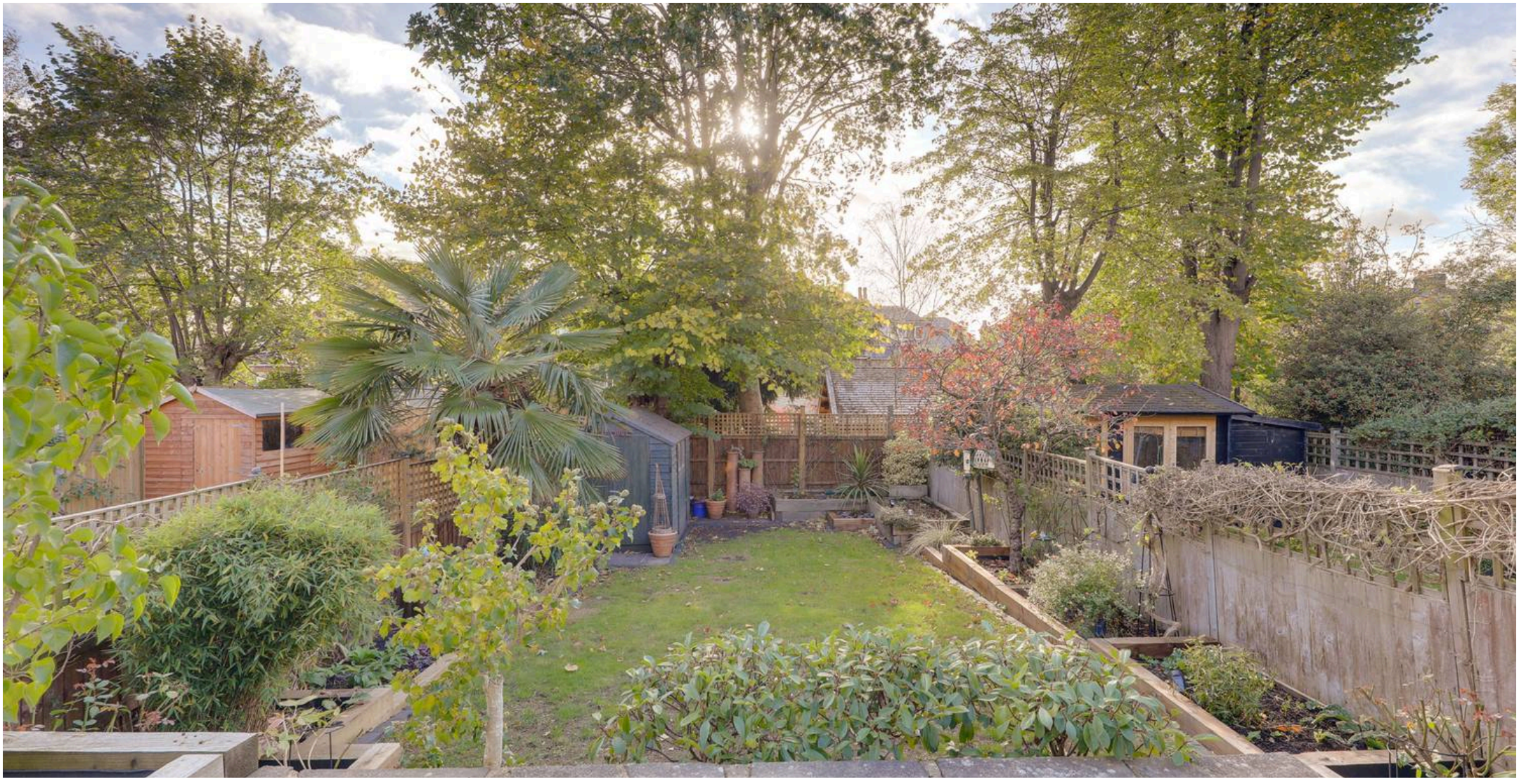
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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