



STANFORD

— ESTATES —

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5 bedroom

£1,200,000

Mayow Road, Forest Hill

Read all about it....

With almost 3000 sqft of internal floor space, this imposing semi-detached Victorian home is perfectly suited to anyone looking for a larger home. The property is located on the corner of Mayow Road and sits equidistant between both Forest Hill & Sydenham Stations and Town Centres.

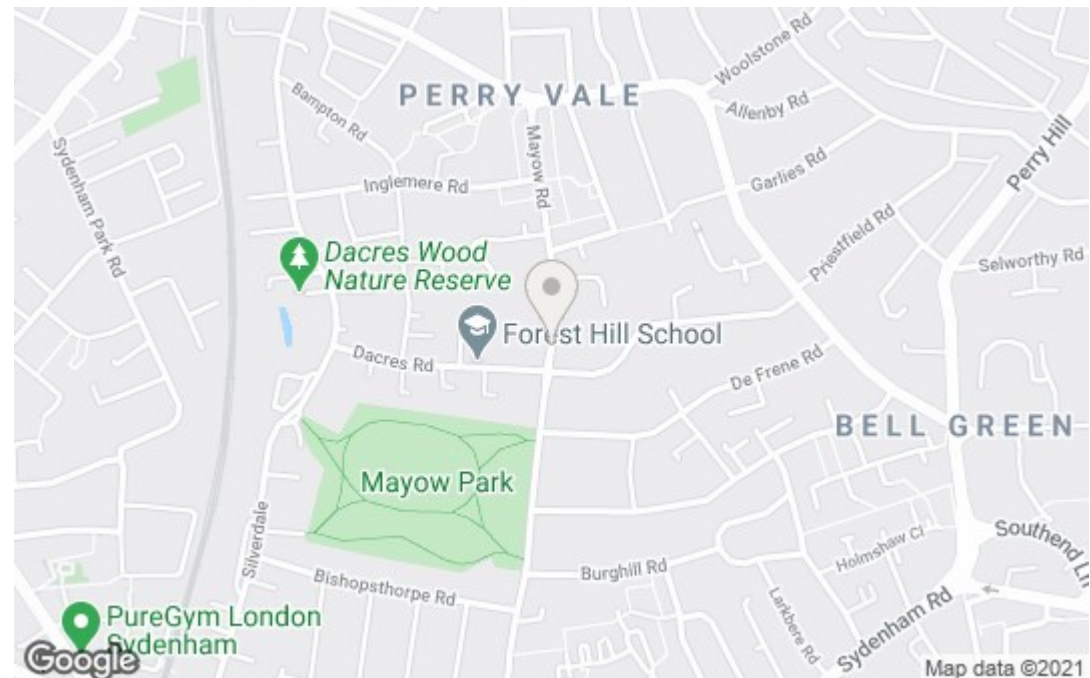
The property has been a family home for a number of years and is now ideal for purchasers wishing to renovate a home to their own style. The ground floor comprises; 2 large reception rooms that have had the separating wall removed to create a spacious through-lounge, study/snug room, large kitchen with a central island that leads on to the breakfast room, rear conservatory and plenty of storage cupboards throughout. The first-floor benefits from four large double bedrooms, the main family bathroom and a separate shower room. The second floor has a further bedroom and also has the access to the large loft space. With original timber sash windows, characterful feature fireplaces, corniced ceilings, picture rails and high moulded skirting boards, the house boasts an array of original character features.

Externally, the property features a generous garden with sun patio and mature shrubs, a garage at the rear of the garden with crossover access from Queenswood Road.

Approx floor area: 2987.00 sq ft

To arrange a viewing please call: 020 8699 6778

- Semi-detached
- Garage at rear of the garden
- Almost 3,000sqft of internal space
- 0.6mi to Forest Hill Station
- 0.6mi to Sydenham Station
- Close to Mayow Park





GROUND FLOOR

Entrance Hall

21'10" x 10'4"

Storage, radiator, 2x wall lights, pendant ceiling light, decorative coving fitted carpet.

Study Room

11'5" x 8'7"

Sash window to front, fireplace, radiator, picture rail, decorative coving, pendant ceiling light, fitted carpet.

Reception Room

19'5" x 13'3"

2x sash window to front, fireplace, radiator, picture rail, decorative coving, pendant ceiling light, moulded skirting board, wood flooring.

Dining Room

17'5" x 13'3"

French doors to garden, fireplace, radiator, picture rail, decorative coving, chandelier, wall lights, moulded skirting board, wood flooring.

Utility Room

Kitchen

14'8" x 14'1"

Matching wall and base units with laminated worktops with tiled splashbacks, island unit, white ceramic unit with mixer tap, built-in oven and hob with extractor hood over, tiled flooring, space for fridge freezer, inset spotlights, pendant ceiling light, door to the side.

Breakfast Room

14'1" x 12'10"

French door to the conservatory, sash window to side, radiator, pendant ceiling light, inset spotlights, tiled flooring.

Conservatory

12'5" x 9'5"

Tiled floor, french door to garden.

SECOND FLOOR

Bedroom

15'11" x 13'9"

2x sash window to front, original fireplace, radiator, picture rail, pendant ceiling light, fitted carpet.

Bedroom

13'9" x 13'5"

Sash window to rear, original fireplace, radiator, fitted wardrobes, fitted alcove units, bespoke bedside cabinets, picture rail, wall lights, pendant ceiling light, fitted carpet.

Bedroom

13'8" x 12'8"

Sash window to rear, original fireplace, radiator, storage cupboard, pendant ceiling light, fitted carpet.

Bedroom

13'8" x 11'3"

2x sash window to front, original fireplace, radiator, coving, pendant ceiling light, fitted carpet.

Bathroom

12'9" x 9'11"

Five-piece suite comprising panel enclosed bath, vanity unit basin, WC, bidet and shower cubicle, wall mirror cabinet, 3x fitted units, heated towel rail, inset spotlights, 2x stained glass sash window to side, underfloor heating, vinyl flooring.

Shower Room

Three-piece suite comprising shower cubicle, vanity unit hand wash basin, and WC, half wall tiled, heated towel rail, wall mirror cabinet, inset spotlights, tiled flooring, underfloor heating, stained glass sash window to side.

THIRD FLOOR

Bedroom

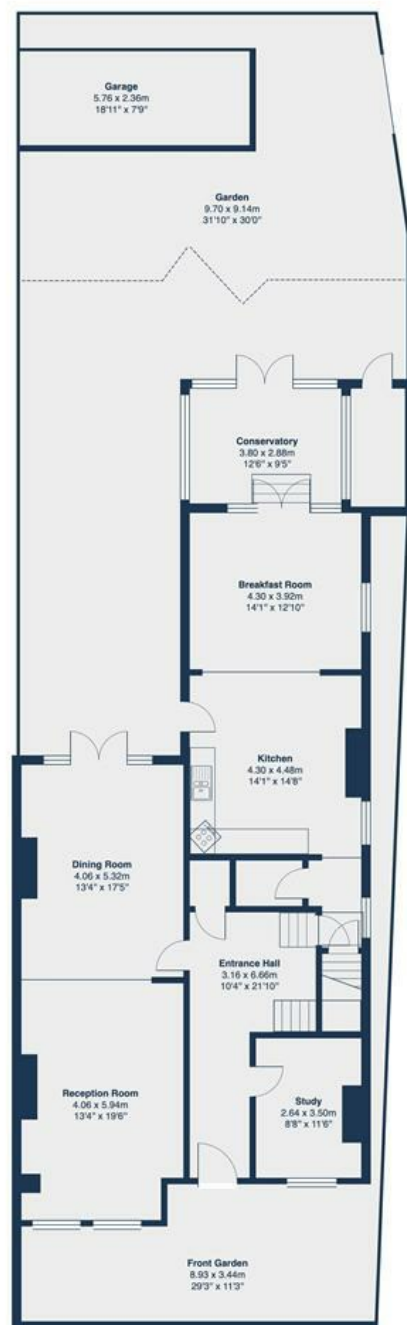
18'5" x 14'4"

2x sash window to rear, original fireplace, 2x radiator, pedestal basin, 2x storage cupboard, picture rail, inset spotlights, fitted carpet.

OUTSIDE

Garden

Garage



Area: 138.8 m² ... 1494 ft²



Area: 111.6 m² ... 1201 ft²

Total Area: 281.2 m² ... 3026 ft² (excluding garden, garage)
All measurements are approximate and for display purposes only



Area: 30.8 m² ... 332 ft²







Viewer notes...



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	