



## Gaynesford Road, SE23 2UQ

£500,000 OIEO Freehold

Located on a much sought-after residential street within easy reach of Forest Hill centre and station, this superb, 2-bedroom modern house would make a great starter home.

Presented in great order throughout, the house boasts wooden flooring, tasteful décor, double glazing, smart fixtures and fittings, good storage and a garden designed for entertaining.

The ground floor has a semi open plan layout with a contemporary kitchen at the front that opens out to a light-fitted reception room with dining and seating areas. Patio doors at the back open out to a beautiful and secluded rear garden with a decked area and artificial lawn. Upstairs are 2 double bedrooms and a stylish family bathroom. The house also benefits from off street car parking to the front

Forest Hill is a leafy suburb of south east London with a vibrant and artistic vibe. The nearest station is Forest Hill - which is around a 10-minute walk - from where there are fast and frequent services into London Bridge (in about 12 minutes) as well as Overground services towards Shoreditch and Highbury & Islington. Café culture is alive and well with places such as Canvas & Cream and St David's. For a post work drink, pop into The Dartmouth Arms or the uber trendy Sylvan Post. And to work off those excess pounds, Forest Hill Pools is nearby.

The area is dotted with green spaces the nearest being the delightful Horniman Museum and Gardens, a perfect place to while away a Sunday afternoon.

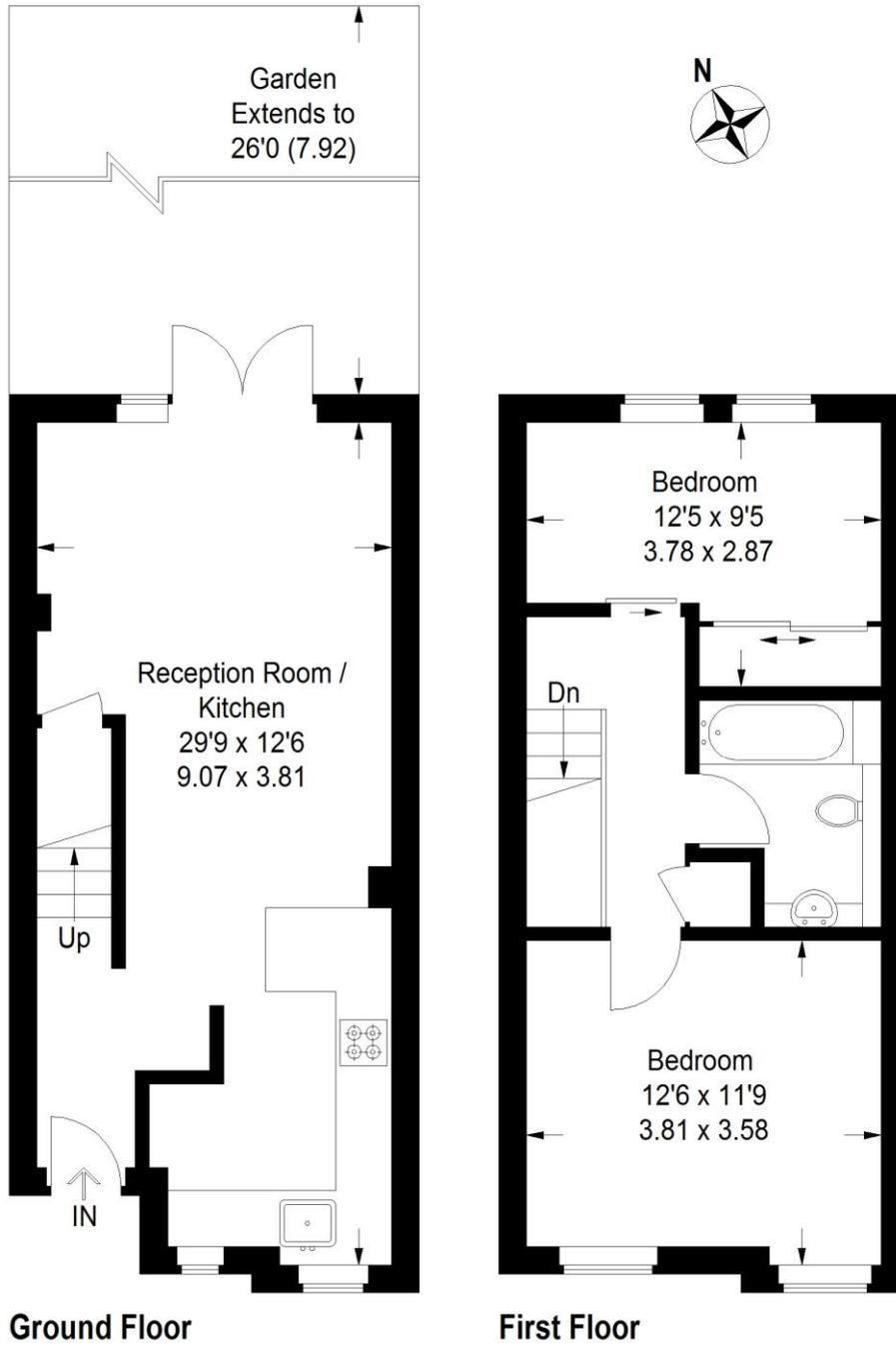
Photos



Photos



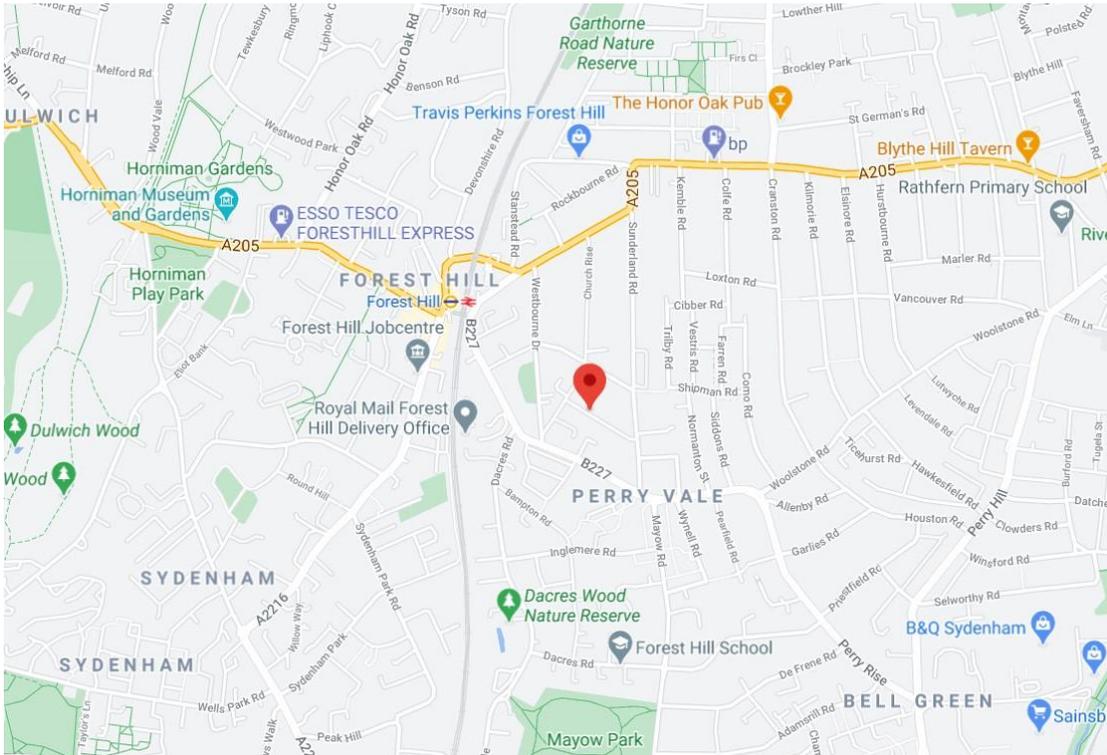
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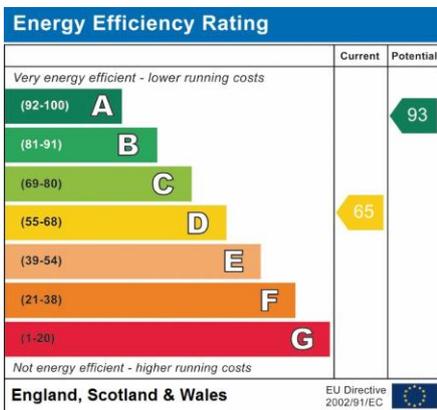
Approximate Gross Internal Area  
725 sq ft / 67.4 sq m

Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Sebastian Roche.

## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Freehold  
Council Tax: Band



Forest Hill



Forest Hill

Forest Hill Sales

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### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form.