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Ringmore Rise, London, SE23

Guide Price £1,150,000 to £1,300,000

Property Images

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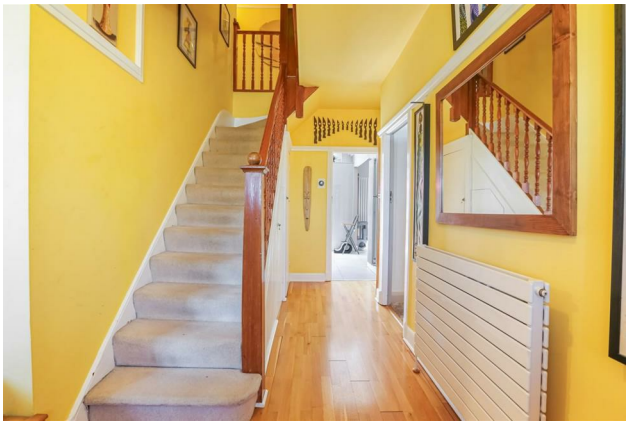

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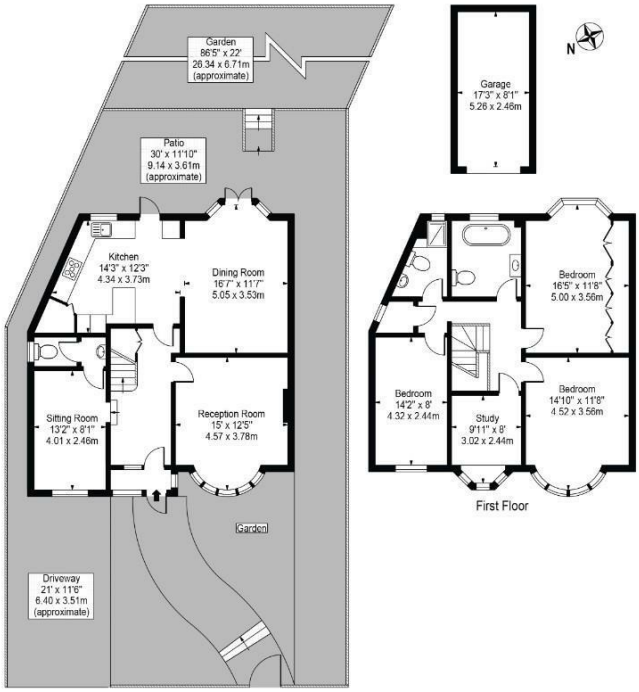
Ringmore Rise, SE23 3DF

Approx. Gross Internal Area 1551 Sq Ft - 144.09 Sq M

(Excluding Garage & Void)

Approx. Gross Internal Area Of Garage 139 Sq Ft - 12.94 Sq M



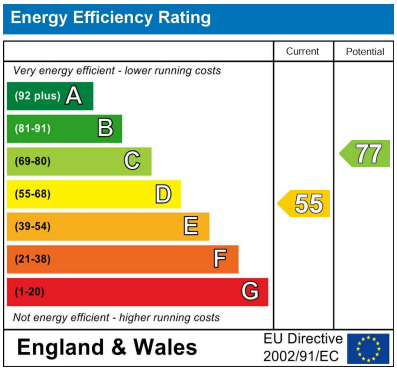
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map

Details

Type: House - Detached Beds: 5 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Guide Price £1,150,000 to £1,250,000. Five bedroomed detached house offered in the popular Ringmore Rise. The house benefits from one reception room to the front of the house, a kitchen diner to the rear, four bedrooms, two bathrooms, a separate WC and a garage.

Features

• Guide Price £1,200,000 to £1,300,000 • Detached House • FIVE BEDROOMS • GARAGE FITTED WITH EV CHARGER • Kitchen/diner • Separate Reception Room • SOUTH EAST FACING GARDEN • Two bathrooms and separate WC

EPC D

COUNCIL TAX BAND G (£3,728.89)

FREEHOLD

Guide Price £1,150,000 to £1,250,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.
Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.
Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

An opportunity to acquire this five-bedroom 1930s detached family home, positioned in Forest Hill that has well-proportioned accommodation throughout.
The house has character and charm, and benefits from a wide south-east facing private rear four-tiered garden a separate garage /drive fitted with EV charger and security post. Ringmore Rise also offers ample parking availability.

To the ground floor at the front of the house, the reception room features high ceilings, 2 chimney breast alcoves (reception room and dining areas) and bay window with stained glass. To the rear of the downstairs, the kitchen/dining room spans the full width of the house and provides a setting for both everyday family life and entertaining. There is stained glass detailing within the French doors and the room also benefits from high ceilings with doors leading through to the garden. The kitchen offers a range of worktop space and cabinetry, (including a purpose-built larder). The kitchen/diner is complemented by tiled flooring and glass splashbacks. There is also the benefit of a fifth bedroom on this floor.

To the upstairs of the house you have four bedrooms, the family bathroom has been styled in keeping with the homes character. There is also a separate shower room and wash hand basin with a frosted window providing natural light and ventilation.
The property also offers exciting potential to extend into the loft (subject to the usual planning permissions), presenting an excellent opportunity to further increase living space and long-term value.

One of the standout features of Ringmore Rise is the views it offers. Thanks to its elevated

position, many houses on the street boast panoramic views of the London skyline, with landmarks like The Shard and St. Paul's Cathedral visible in the distance.
The house is situated just a short walk from the Horniman Museum and Gardens, a beloved local landmark.

The abundance of nearby parks makes this area perfect for residents who enjoy spending time in nature or engaging in outdoor exercise.

Ringmore Rise is well connected, Forest Hill Station (located approximately 0.8 mile) offers Overground services that connect to Canada Water, Shoreditch, and Highbury & Islington, making it easy to reach central and East London. National Rail services from the same station can take you into London Bridge in under 15 minutes. Additionally, several bus routes serve the area, linking to nearby neighbourhoods like Dulwich, Peckham, and Sydenham. Alongside the train links you will find several bus routes which includes routes 122 and 185 to Crystal Palace and Victoria to name a few
Forest Hill's high street is in proximity and features a variety of independent shops, cafes, and restaurants. Popular spots like Canvas & Cream and the Butchery reflect the area's artistic and foodie culture. Sainsbury's in Forest Hill provides convenient grocery shopping, while Lordship Lane in nearby East Dulwich offers an excellent selection of boutique shops, restaurants, and bars. The neighbourhood provides both daily essentials and charming spots for leisurely outings.

The property is in proximity of several local schools:
Horniman Primary School
Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Good, Quality of teaching – Good
Elliot Bank Primary School
Behaviour and attitudes – Good, Early years provision – Outstanding, Leadership and management – Good, Leadership and management – Good, The quality of education? - Good
Sydenham School For Girls
Achievement of Pupils – Good - Behaviour and safety of pupils – Good Leadership and management – Outstanding Quality of teaching – Good
Forest Hill Boys School
Achievement of Pupils – Good Behaviour and safety of pupils – Good Leadership and management – Good Quality of teaching – Good

In addition, several private schools are within easy reach: St Dunstans College, Allyens School, James Allens Girls School and Dulwich College.

Verified Material Information

EPC: D

Council Tax band: G

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: A

Number and types of room: 5 bedrooms, 2 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.