

HUNTERS®

HERE TO GET *you* THERE

Woolstone Road, London, SE23 2SG

Guide Price £1,000,000 to £1,100,000

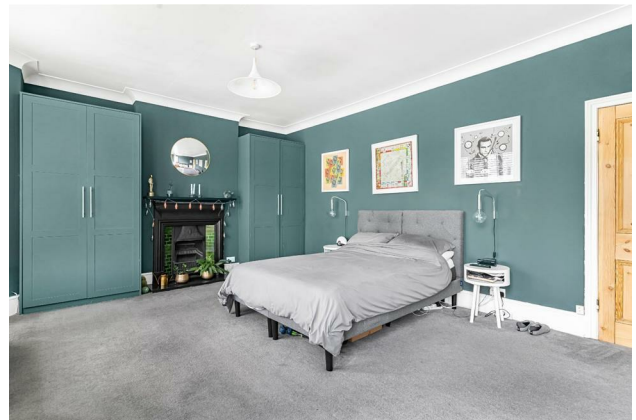
Property Images



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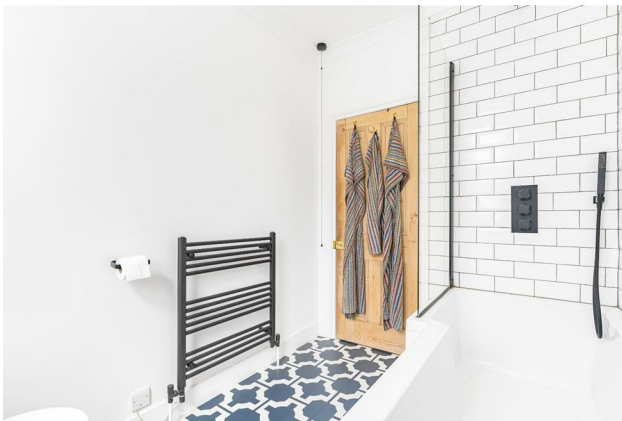
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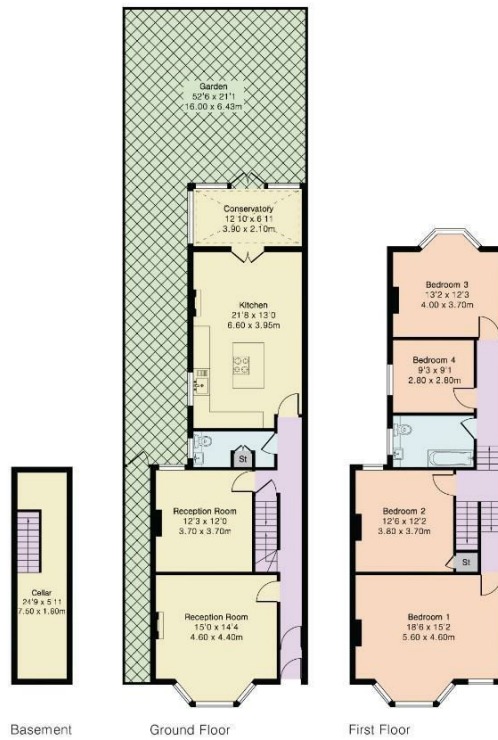


Approximate Gross Internal Area 1830 sq ft - 169 sq m

Basement Area 145 sq ft – 13 sq m

Ground Floor Area 885 sq ft – 82 sq m

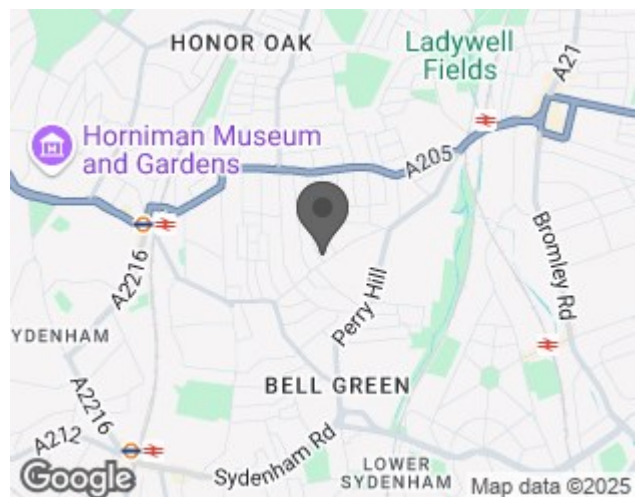
First Floor Area 800 sq ft – 74 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Guide Price £1,000,000 to £1,100,000 - New to the market is this well-proportioned 4-bedroom home on this sought-after road in Forest Hill.

This period property offers approximately 1,830 sqft of living space and boasts plenty of character. Offering three double bedrooms, one single bedroom, two reception rooms, a large open-plan kitchen and diner, a conservatory, family bathroom, downstairs separate WC, a cellar with fully functioning laundry facilities, a loft which is semi-boarded and a well-sized garden this is an ideal opportunity for someone looking for a beautiful family home.

Features

• Asking Price £1,000,000 to £1,100,000 • Period Property on Sought After Road • Potential to Extend STPP • Two Reception Rooms • Four Bedrooms • Driveway for two cars with EV Charger • Back Garden • Open-Plan Kitchen/Dining Room • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC E

COUNCIL TAX BAND F

FREEHOLD

POTENTIAL TO EXTEND STPP

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The property benefits from period features such as Fireplaces and original plasterwork as well as offering more modern features including double glazed sash windows, new kitchen and bathrooms. The property also benefits from double-french doors leading to the conservatory and the garden.

The property has been a happy family home for many years and here is what the owners have had to say:

We moved into our home back in 2014, looking for a place where our family could grow — and it's given us so much more than we ever hoped for. Now that our children are older, it feels like the right time to let another family enjoy everything this house has to offer. The space this house offers, both inside and out, has been a real highlight for us — the garden is perfect for kids, summer BBQs, and just relaxing in the sun and the large bedrooms and reception rooms gives everyone the space they need. The neighbourhood is quiet and friendly, and the great transport links have been a real bonus, especially as our kids got older and started going out and about on their own. Over the years, we've really enjoyed bringing some of the house's original charm back to life — like restoring the beautiful wooden floorboards — while also making it work for us as a family. One of the first jobs we did was to create a lovely open-plan kitchen and dining area, which has been ideal for cooking, a place for the whole family to gather and parties. We also insulated under the floorboards and replaced the old sash windows, so it's warm and cosy throughout the year. We've poured a lot of love into this place but we're excited to think of another family moving in, making it their own, and creating just as many happy memories here as we have.

The property is located approximately 0.6 miles from the main hub of Forest Hill which offers many cafés, restaurants and recreational facilities.

Forest Hill station provides transport via the East London Line with links to many London Stations including London Bridge in Approximately 15 minutes.

The following schools are offered locally:

Kilmorie - Ofsted Rated Outstanding
Dalmain - Ofsted Rating Good
Eliot Bank - Ofsted Rating Good
Fairlawn - Ofsted Rating Good

The property is also less than a mile from the open space of Blythe Hill fields and its panoramic views over Canary Wharf, the City, Kent and Surrey.

For those residents who don't know the area so well here is a summary of transport and recreation found locally.

Three train stations are located approximately 0.5 to 0.8 miles from the property and offer some of the following travel times to central London stations:

Charring Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available along the road and for late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle . The 75 bus runs through Woolstone Road linking Lewisham and Croydon.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco, your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

Catford town centre is approximately 0.8 miles away but if you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand name shops and restaurants.

Locally, there are numerous points of interest and some of the most popular include:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

Blythe Hill Fields is also located in the local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.1 miles away) was refurbished a year or so ago and is now a popular gastropub with a beer garden out the back.

Additional conveniences include the NHS doctors' surgery on Woolstone Road with a handy chemist located opposite.

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: E

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: Open fire and Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway as well as EV Charging Point

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

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.