

# HUNTERS®

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**Cranston Road, London, SE23 2HB**

**Guide Price £900,000 to £950,000**

**Property Images**





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## Property Images





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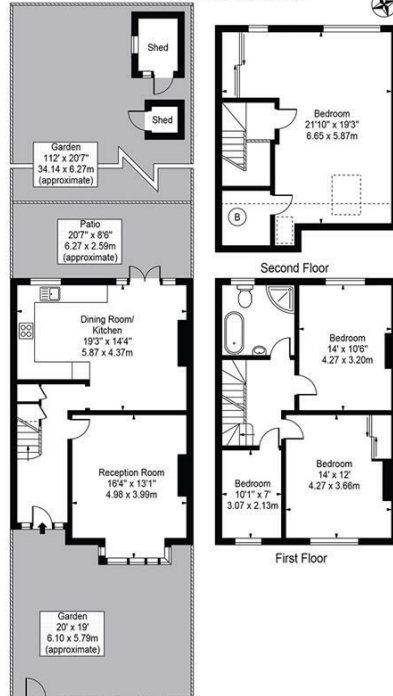
## Property Images



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Cranston Road, SE23 2HB  
Approx. Gross Internal Area 1550 Sq Ft - 144.00 Sq M  
(Including Restricted Height Area & Excluding Sheds)  
Approx. Gross Internal Area 1486 Sq Ft - 138.05 Sq M  
(Excluding Restricted Height Area & Sheds)

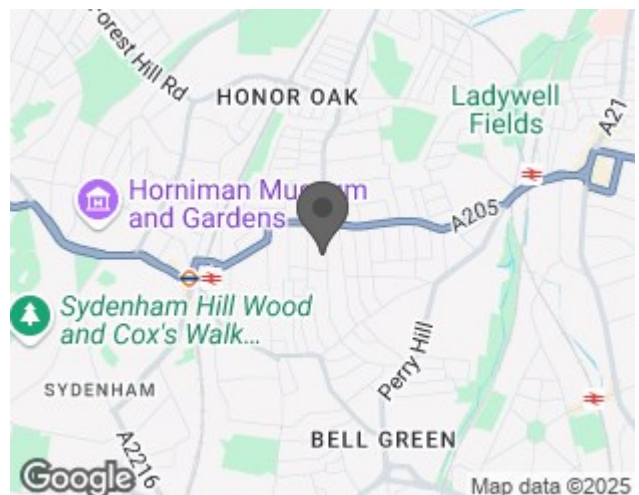


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(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: 1 Receptions: 1 Tenure: Freehold

## Features

• Guide Price £900,000 to £950,000 • Four Bedrooms • Loft Conversion • Substantial Garden • Immaculate Condition • Semi-Open Plan Living Kitchen • Separate Reception Room • Close Proximity to Schools • Close Proximity to Transport • Close Proximity to Parks and Green Spaces

Guide Price £900,000 to £950,000 - new to market is this four bedroom freehold house with close proximity of Forest Hill. Spanning approximately 1550sqft and containing three double bedrooms, one single bedroom, a separate living room, a semi-open plan dining room/kitchen, a family bathroom and approximately 130sqft west facing garden this property would be perfect for a family home – COUNCIL TAX BAND D.

EPC D

COUNCIL TAX BAND D

FREEHOLD

Guide Price £900,000 to £950,000 - New to the market is this well-proportioned 4-bedroom home on this sought-after road in Forest Hill.

This period property offers approximately 1,550 sqft of living space and boasts plenty of character. Offering three double bedrooms (one of which is the entire loft conversion), one single bedroom, one reception room, a large semi-open plan kitchen and diner, family bathroom and approximately 130sqft west facing garden this is an ideal opportunity for someone looking for a beautiful family home.

The property benefits from period features such as Fireplaces and Sash windows as well as offering more modern features in the extension such as floor-to-ceiling windows.

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 and stops at the junction of Brockley Rise which is almost opposite the property.

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 way) 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 the corner of St German's Road (located off the south circular), with a handy chemist located next door and a post office further along the road. Please contact Hunters to arrange your viewing.

Verified Material Information

Asking price: Guide price £925,000

Council tax band: D

Council tax annual charge: £2037.98 a year (£169.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply



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Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing and Open fire  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Survey Instructed