HUNTERS®

HERE TO GET *you* THERE

Kilmorie Road, London, SE23 2SR

Asking Price £650,000

Property Images

















HUNTERS®

HERE TO GET *you* THERE

Property Images





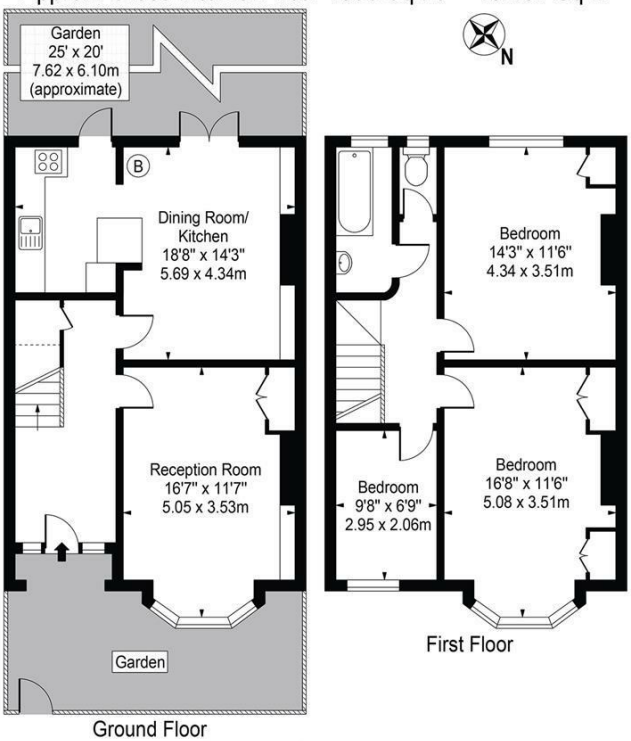


HUNTERS®

HERE TO GET *you* THERE

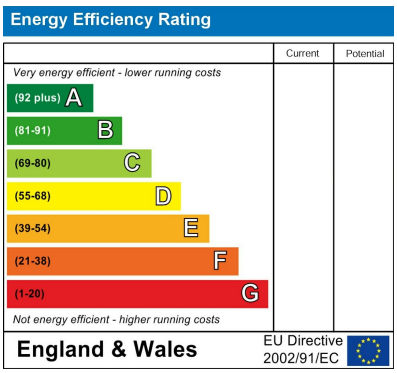
Kilmorie Road, SE23 2SR

Approx. Gross Internal Area 1098 Sq Ft - 102.01 Sq M

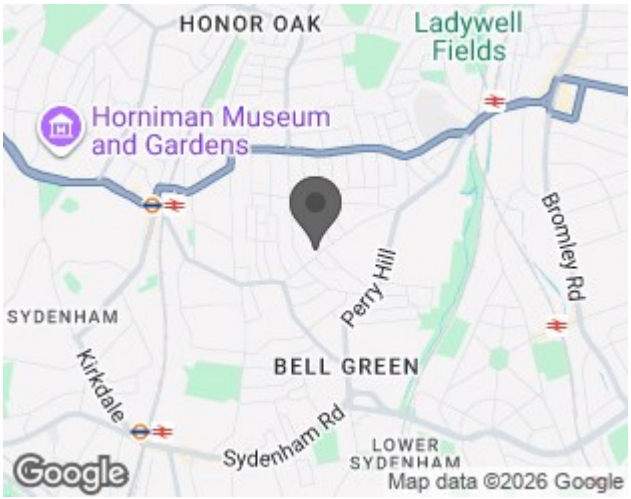


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice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

EPC



Map



Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

ASKING PRICE £650,000

FREEHOLD

CHAIN-FREE

New to the market is this well-proportioned three-bedroom house on this quiet and tranquil road in the heart of Honor Oak and Forest Hill.

This period property offers approximately 1,098 sqft of living space and is very well-proportioned. The property benefits from its own front garden and generous back garden. Downstairs offers a reception room, a semi-open plan kitchen and dining room as well as the hallway as you enter.

The second floor consists of two generously sized double bedrooms, one single bedroom, a family bathroom and also access to the loft which offers the opportunity to extend STPP.

In proximity of Kilmorie Road are a plethora of shops, restaurants and facilities as well as plenty of open green spaces and parks.

Features

• ASKING PRICE - £650,000 • FREEHOLD • CHAIN-FREE • SPANNING APPROXIMATELY 1,098 SQFT • FRONT AND BACK GARDENS • IDEAL LOCATION • RECEPTION ROOM AND SEMI-OPEN PLAN DINING ROOM/KITCHEN • THREE BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

ASKING PRICE £650,000

FREEHOLD

CHAIN-FREE

New to the market is this well-proportioned three-bedroom house on this quiet and tranquil road in the heart of Honor Oak and Forest Hill.

This period property offers approximately 1,098 sqft of living space and is very well-proportioned. The property benefits from its own front garden and generous back garden. Downstairs offers a reception room, a semi-open plan kitchen and dining room as well as the hallway as you enter.

The second floor consists of two generously sized double bedrooms, one single bedroom, a family bathroom and also access to the loft which offers the opportunity to extend STPP.

HUNTERS® HERE TO GET *you* THERE

10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com https://www.hunters.com

The Property Ombudsman

In proximity of Kilmorie Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

SCHOOLS

The property is in proximity of four schools which are rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

Rathfern - Early years provision – Outstanding, Leadership and management – Outstanding, Outcomes for pupils – Outstanding, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Outstanding

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

Fairlawn - Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

TRANSPORT

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

Canada Water in approximately 12 mins
London Bridge in approximately 15 mins
Canary Wharf in approximately 15 mins
Cannon Street in approximately 20 mins
Charing Cross in approximately 21 mins
Blackfriars in approximately 23 mins
Victoria in approximately 25 mins
Kings Cross St Pancras in approximately 26 mins

Bus routes running to many stations are available from the end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (beautiful family-run traditional Sardinian dishes) and L'Oculto (Spanish wine bar and dining).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) has been voted CAMRA South East London pub of the year, known for its real ales and friendly staff. Expect roaring fires in Autumn and Winter plus traditional Irish music every Thursday evening.

The Honor Oak pub (approximately 0.5 miles way) was refurbished and is a popular gastropub with a beer garden out the back.

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...

If you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Dulwich, Brockley, Greenwich, Deptford, Lewisham and Bromley to name a few. Both the latter have shopping centres and high streets with many well-known brand names shops and restaurants.

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 on the south circular.

LOCAL RECREATION

Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally 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.

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

Blythe Hill Fields is also close by 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.

Hunters estate agents Forest Hill have rented several houses and flats near Kilmorie Road, SE23 over the last 10 years. The stats from a sale include:

• Offers received for 100.91% of the guide price
• 17 viewings
• 3 offers received (17.64% of offers were received compared to viewings!)
• Offers received in 12 days of going to market
• Offer accepted on the 20th day of going to market

Hunters let and manage properties close to Kilmorie Road, SE23