

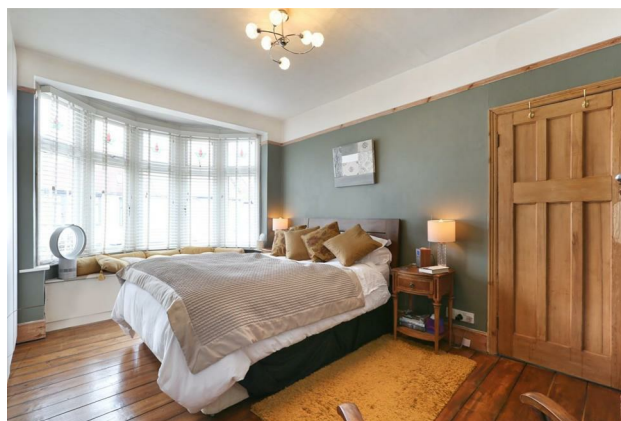
# HUNTERS®

HERE TO GET *you* THERE

**Maclean Road, London, SE23 1PB**

**Guide Price £875,000 to £925,000**

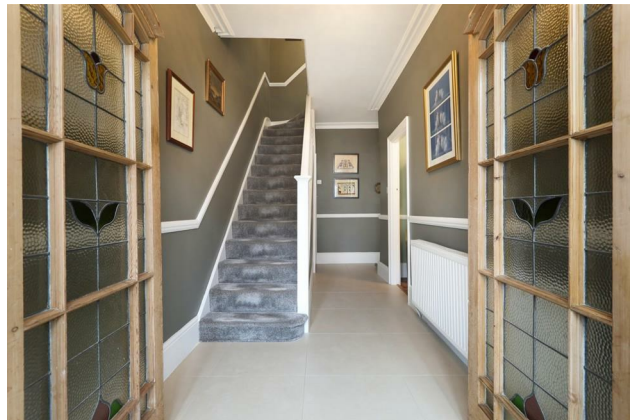
**Property Images**



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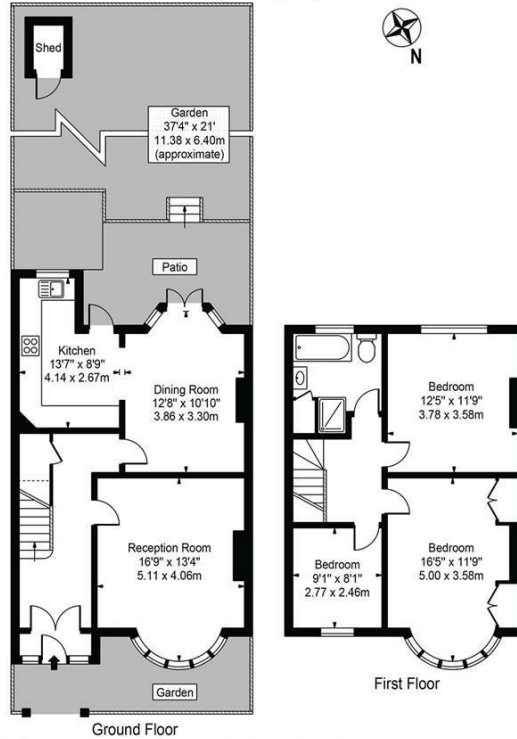
## Property Images



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Maclean Road, SE23 1PB  
Approx. Gross Internal Area 1160 Sq Ft - 107.77 Sq M  
(Excluding Shed)



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 63                      | 75        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

FREEHOLD

POTENTIAL TO EXTEND STPP

Guide Price £875,000 to £900,000

A vary rare to the market three-bedroom Period Property on Maclean Road in Honor Oak Park. Benefitting also from two reception rooms, a well-sized kitchen, a family bathroom, a back garden and an un-disturbed loft the property offers ample living space but also the option to extend if and when required.

The property also retains Period Features throughout including original wooding flooring, working fireplaces, high ceilings, coving and large bright windows as well as stain-glass windows at the front-door and porch entrance.

Early Viewing Recommended.

### Features

• GUIDE PRICE £875,000 TO £900,000 • FREEHOLD • SOUTH FACING GARDEN • POTENTIAL TO EXTEND STPP • PERIOD PROPERTY • THREE BEDROOMS • RECEPTION ROOM AND OPEN-PLAN DINING ROOM/KITCHEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D

FREEHOLD

POTENTIAL TO EXTEND STPP

Guide Price £875,000 to £900,000

New to the market is this well-proportioned three-bedroom house in the heart of Honor Oak Park.

This period property offers approximately 1,160 sqft of living space and boasts plenty of character. The property benefits from original period features throughout including original wooden flooring, fireplaces (which are all in working order), high-ceilings, covings and large and bright windows.

From Maclean Road the entrance offers a porch which benefits from stain-glass windows leading into a well decorated hallway. To the right you have the main reception room which is decorated to high level. Towards the back of the home there is a semi-open plan dining room and kitchen leading out to the South-Facing garden via the French doors.

Maclean Road offers a vibrant community feel with access to shops, restaurants and amenities and also benefits from on street parking.

## SHOPS, RESTAURANTS AND AMENITIES

Local restaurants include Babur, Le Querce Restaurant, Chandos , The Honor Oak, The Naughty Neighbour, Amrutha, Miss Margarita and The Smokey Yard to name but a few.

Local Coffee Shops and Bistros include Early Hours, No. 41 Coffee, Rise, Dream Story, Nus Nus Coffee, George's Cafe & Restaurant Brockley, Deja Brew Café & Arlo & Moe.

There is also a Sainsbury's and many local convenience stores for everyday needs.

## TRANSPORT

The property is ideally situated for access to Honor Oak Park and is also in walking distance of Crofton Park, Ladwyell and Forest Hill.

Travel times to destinations from these stations include:

London Bridge - approximately 11 minutes  
Canary Wharf - approximately 28 minutes  
Victoria - approximately 30 minutes  
London St Pancras - approximately 34 minutes  
London Cannon Street - approximately 32 minutes  
London Charing Cross - approximately 30 minutes

Below are some of the well known schools in the vicinity of the property:

Stillness Junior and Primary School: Behaviour and attitudes – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain School: Behaviour and attitudes – Outstanding, Early years provision – Good, Leadership and management – Good, Personal development – Outstanding, The quality of education - Good

St William of York Primary: Behaviour and attitudes – Outstanding, Early years provision – Outstanding, Leadership and management – Outstanding, Personal development – Outstanding, The quality of education - Good

Fairlawn Primary School: 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

## PARKS AND GREEN SPACES

Locally and within walking distance you have Blythe Hill Fields, Honor Oak Park and Garthorne Nature Reserve. If you want to travel out a bit further you have Peckham Rye and Common, Hilly Fields and also the very popular Horniman Gardens offers arts and crafts and a market occasionally.

Houses on Maclean do not come up often so early viewing is Highly Recommended.

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

- Offers received for 105.17% of the guide price



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 020 3002 4089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>



- 20 viewings
- 8 offers received (40% of offers were received compared to viewings!)
- Offers received in 4 days of going to market
- Offer accepted on the 6th day of going to market

Hunters let and manage properties close to Maclean Road, SE23

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

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 Open fire

Broadband: FTTP (Fibre to the Premises)

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

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 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.