

# HUNTERS®

HERE TO GET *you* THERE

Trilby Road, London, SE23 2SN

£675,000

Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

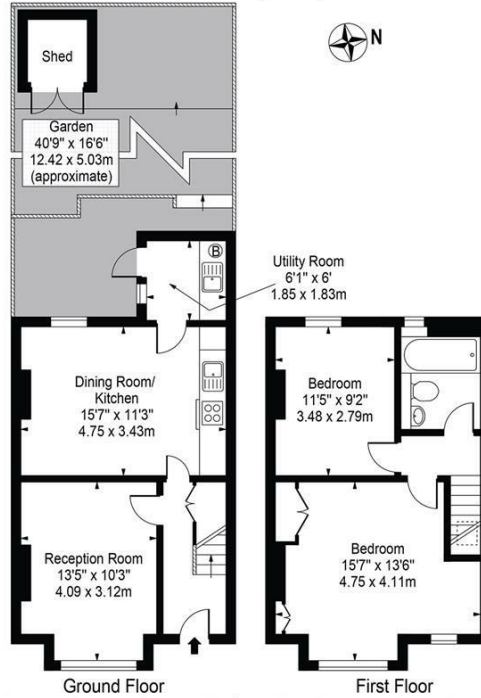
## Property Images



# HUNTERS®

HERE TO GET *you* THERE

Tribly Road,  
Forest Hill, SE23 2DN  
Approx. Gross Internal Area 784 Sq Ft - 72.84 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>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

POTENTIAL TO EXTEND STPP

Asking Price £675,000

A rare to the market two bedroom Freehold house on a desirable road in Forest Hill. Spanning approx 784 sqft the property has a main reception room, open-plan dining room/kitchen, separate utility room, two double bedrooms, a family bathroom, a back garden and the potential to extend STPP.

The property is ideally located for shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

## Features

• ASKING PRICE £675,000 • POTENTIAL TO EXTEND STPP • FREEHOLD • IDEAL LOCATION • FRONT AND BACK GARDEN • TWO DOUBLE BEDROOMS • OPEN-PLAN DINING ROOM/KITCHEN • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC - D

COUNCIL TAX BAND D

FREEHOLD

POTENTIAL TO EXTEND STPP

Asking Price £675,000

Set on this quiet residential road is this Mid-Terraced Property spanning approximately 784sqft offering the perfect opportunity for a family looking to buy a forever home in the heart of Forest Hill. The property retains many of its original period features whilst also combining this with an eclectic mix of more modern alterations.

The property benefits from a well kept Front Garden. As you enter on the Ground Floor you are greeted with a hallway and immediately on your left is the main reception/living room benefitting from a fireplace, high ceiling and sash windows offering plenty of natural light. Further on is a very well thought out open-plan kitchen/dining room which also has a separate utility room with a sink and white goods leading to the immaculately kept back garden.

The first floor offer two very well proportioned double bedrooms and a family bathroom. It is important to note that the property has the potential to extend via both the loft and with a dining room/kitchen extension.

Trilby Road is ideally located in the heart of Forest Hill and offers a Plethora of shops, restaurants and amenities. The area also benefits from great transport links, good schools and a wealth of parks and green spaces.

Here is what the owner had to say:

Spacious bedrooms and kitchen diner, cosy living room with working fireplace, original Victorian features, well established garden, nice curb appeal, modern double glazed sash windows, opportunity to extend loft and rear STPP, good transport links and close to Forest Hill station, welcoming and safe road, plenty of off road parking, cosmetic upgrades completed since living here.

## TRANSPORT

Forest Hill Station is ideally located and offers access to the following stations:

Canada Water in approximately 15 mins  
London Bridge in approximately 15 mins  
Canary Wharf in approximately 15 mins  
Victoria in approximately 25 mins

Bus routes running to many stations are available from the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

## PARKS AND GREEN SPACES

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

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.

Mayow Park is also conveniently located - Spanning approximately 17 acres, it is a key community hub known for its mature oak trees, refurbished play facilities, and family-friendly atmosphere.

## 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).

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern 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 was refurbished recently and is a popular gastropub with a beer garden out the back.

## 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:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

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

Fairlawne 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

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

- Offers received for 102.67% of the guide price
- 36 viewings
- 12 offers received (33.3% of offers were received compared to viewings!)
- Offers received in 6 days of going to market
- Offer accepted on the 7th day of going to market

Hunters let and manage properties close to Trilby Road, SE23

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 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 Open fire

Broadband: FTTP (Fibre to the Premises)

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

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

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.