

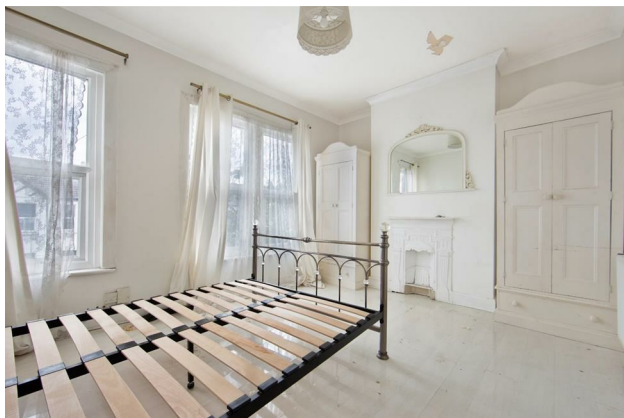
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Siddons Road, London, SE23 2JH

Asking Price Offers In Excess Of £550,000

Property Images



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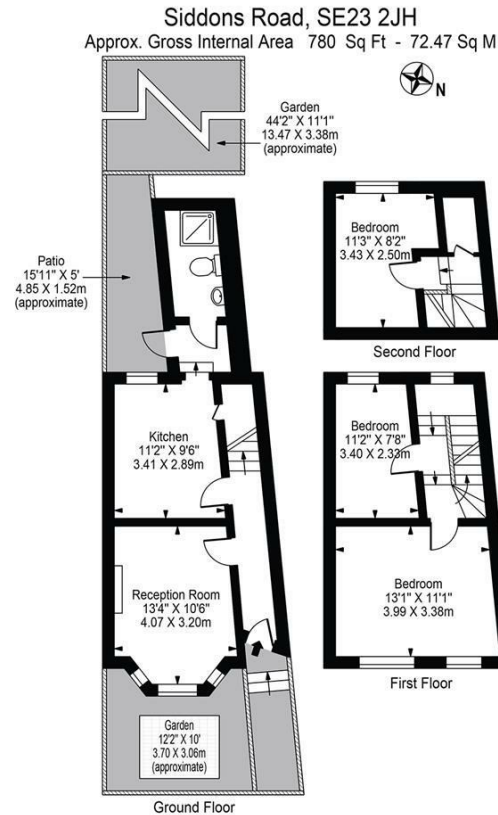
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Property Images



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For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

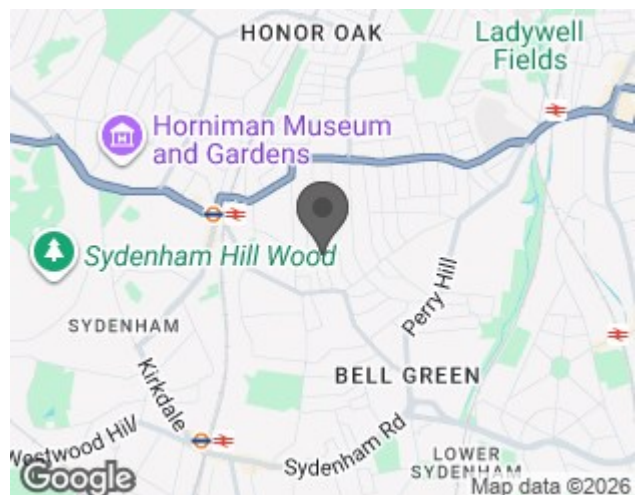
www.interdesignphotography.com

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		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

FREEHOLD

CHAIN-FREE

OIEO £550,000

A mid-terrace period property on a sought after road in the heart of Forest Hill offering approximately 780sqft of living space as well as a front garden, back garden and separate patio area.

The property does need refurbishment but is perfect for a family looking for a forever home in an ideal location.

Early viewing is Highly Recommended.

Features

• CHAIN-FREE FREEHOLD • OIEO £550,000 • PERIOD PROPERTY • IDEAL LOCATION • THREE DOUBLE BEDROOMS • SPREAD OVER THREE FLOORS • FRONT AND BACK GARDEN WITH SEPARATE PATIO AREA • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

FREEHOLD

CHAIN-FREE

OIEO £550,000

Set on this quiet residential road is this Mid-Terraced Period Property spanning approximately 780 sqft 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 and is need of refurbishment. Currently the property does not have a kitchen which highly restricts the potential for a mortgage but within the right offer a kitchen can be provided.

Downstairs offers it own entrance via the front garden. As you enter there is a reception room to the left and as you continue there is a separate kitchen/dining area with a family bathroom at the back. The outside space consists of a patioed area and then a back garden. The property retains some period features such as fireplaces, high ceiling and bay windows.

The second floor has two double bedrooms and then the third floor extension also contains a double bedroom.

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'Oculito (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

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

Hunters estate agents Forest Hill have rented several houses and flats near Siddons 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 Siddons Road, SE23