

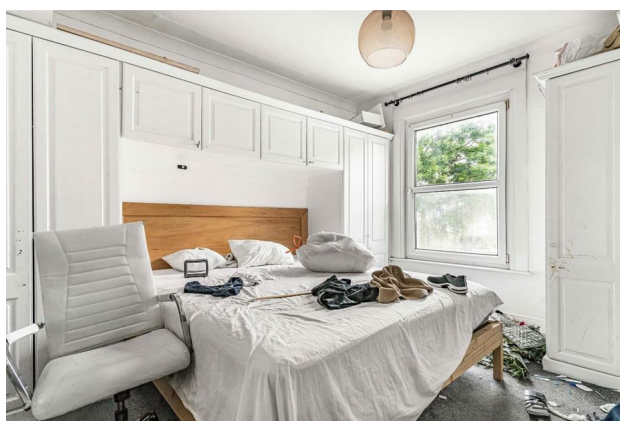
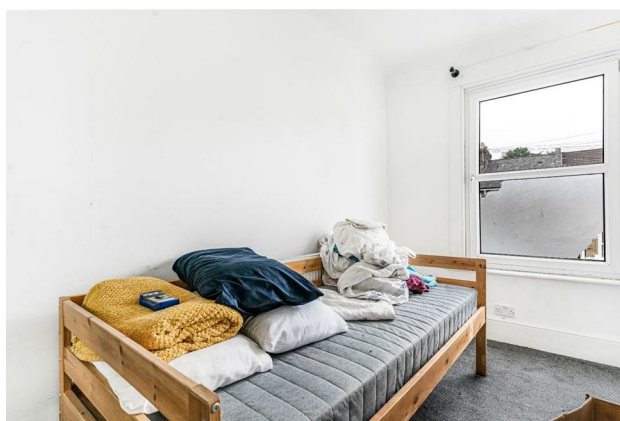
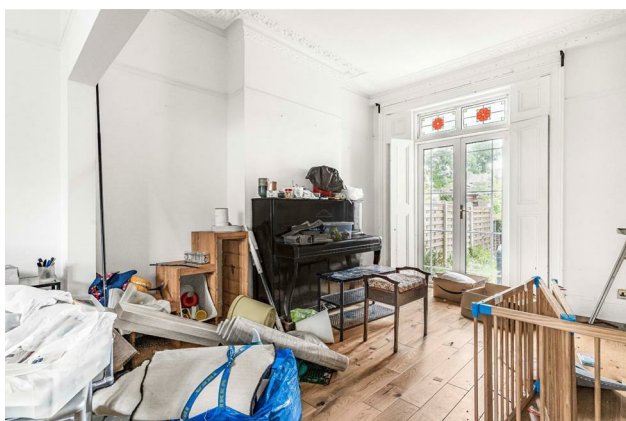
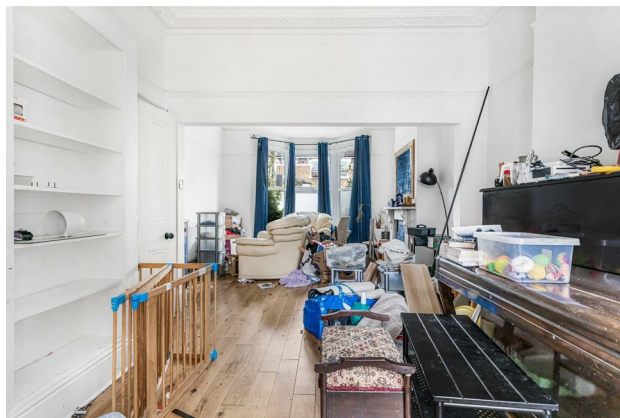
# HUNTERS®

HERE TO GET *you* THERE

**Cranston Road, London, SE23 2HA**

**Asking Price £750,000**

**Property Images**

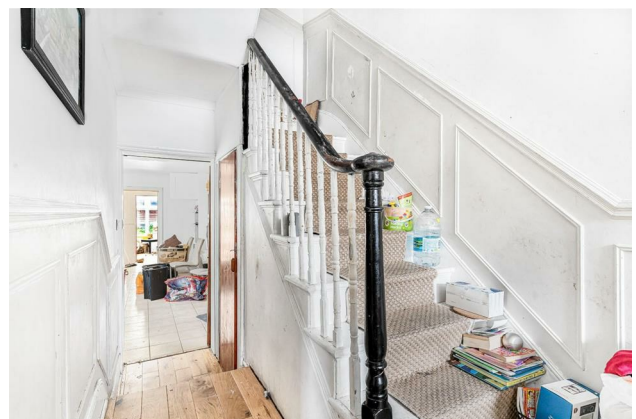
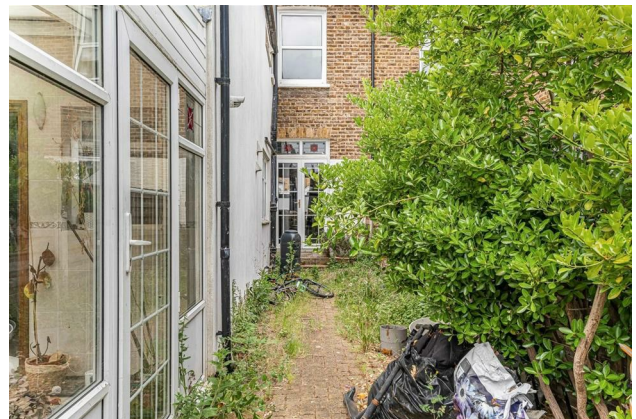
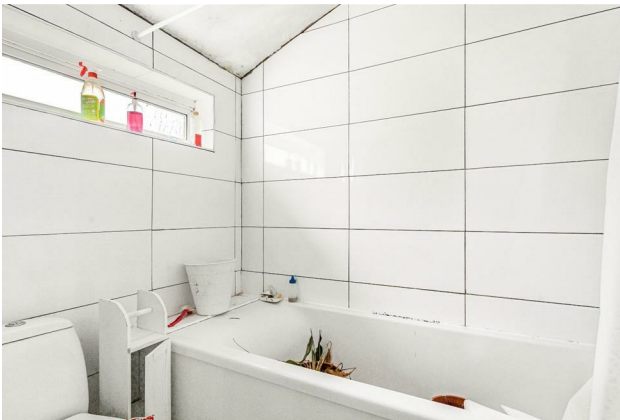




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## Property Images



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## Property Images





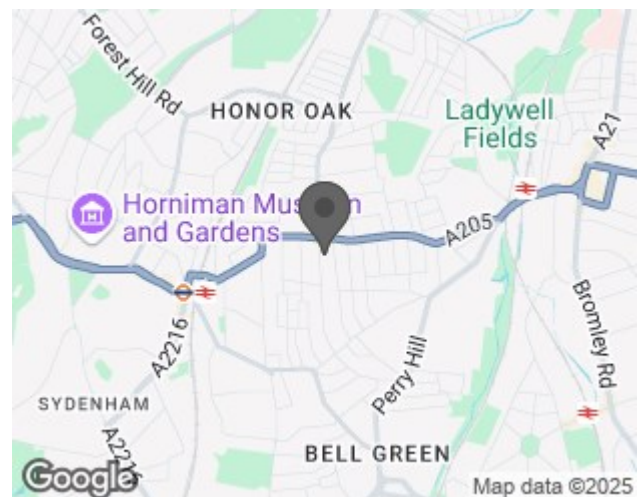
Approximate Gross Internal Area 1442 sq ft - 134 sq m  
Ground Floor Area 788 sq ft - 73 sq m  
First Floor Area 654 sq ft - 61 sq m



## 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

Asking Price - £750,000 - New to the market is this well-proportioned 4-bedroom home in need of refurbishment on this sought-after road in Forest Hill.

This period property offers approximately 1,442 sqft of living space and boasts plenty of character. The ground-floor offers a double reception room, a kitchen, a separate utility room, a downstairs WC, a conservatory, a driveway with ample off-street parking and a back garden.

The second-floor offers three-double bedrooms, a single bedroom and a family bathroom. Additionally there is a loft space offering ample opportunity for extension STPP.

### **Features**

• ASKING PRICE - £750,000 • CHAIN-FREE • FREEHOLD • OVER 1,400 SQFT • POTENTIAL TO EXTEND STPP • FOUR BEDROOMS • DOUBLE RECEPTION ROOM • SEPARATE KITCHEN AND SEPARATE FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D

FREEHOLD

POTENTIAL TO EXTEND STPP

ASKING PRICE £750,000

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The property benefits from period features such as Sash windows, high ceilings and traditional wooden flooring.

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:

Kilmore - 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.