

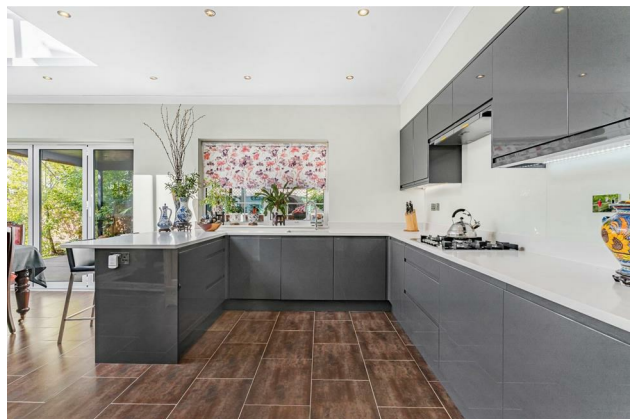
HUNTERS®

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Elsinore Road, London, SE23 2SN

£1,400,000

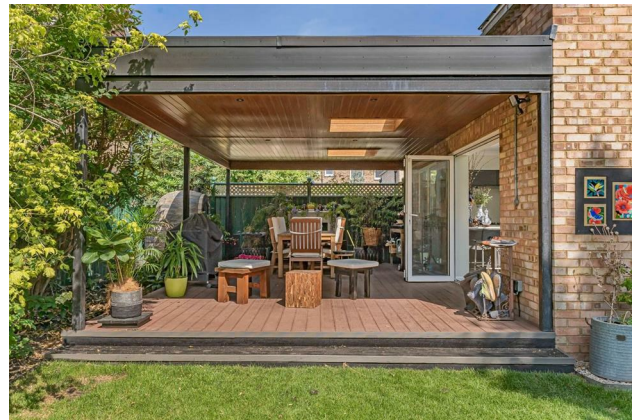
Property Images



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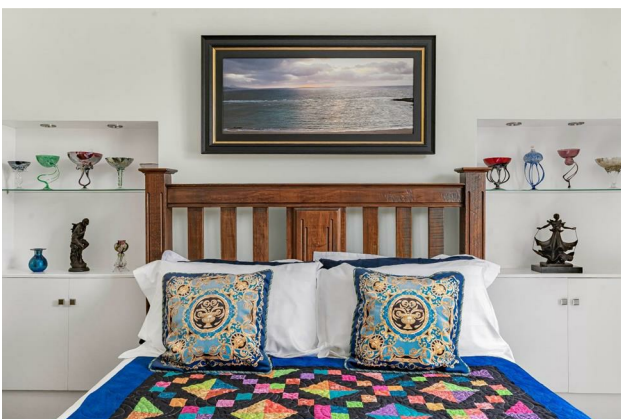
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Approximate Gross Internal Area 1707 sq ft - 159 sq m

Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 556 sq ft – 52 sq m

Second Floor Area 322 sq ft – 30 sq m



Ground Floor

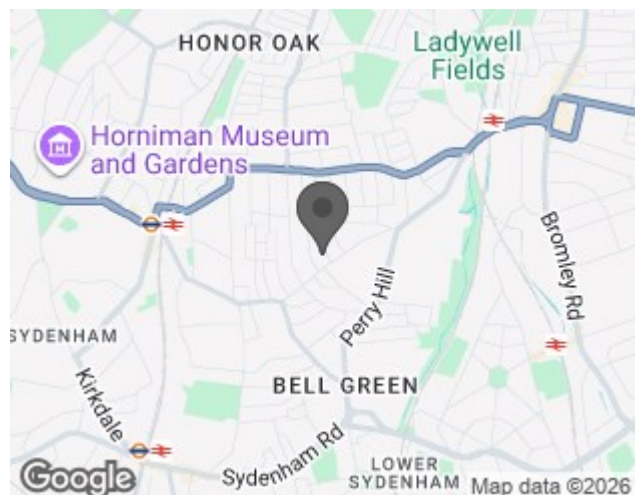
First Floor

Second Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 3

Tenure: Freehold

Guide Price £1,400,000 to £1,500,000 - New to the market is this well-proportioned 4-bedroom home on this sought-after road in Forest Hill.

This detached period property offers approximately 1,700 sqft of living space and boasts plenty of character. The property has been decorated to a very high standard. The ground floor offers three back-to-back open reception rooms, an open plan kitchen and diner, a covered decked area benefitting from two skylights a gated front driveway and a back garden. The upstairs offers three double bedrooms (one a loft conversion with its own en-suite), one single bedroom and a family bathroom.

The dining area area contains a roof lantern and bi-fold doors leading out to the covered decked area. The property also benefits from wooden flooring throughout the ground floor.

Features

• Guide Price £1,400,000 to £1,500,000 • Detached Freehold House • Popular Tranquil Road in Forest Hill • Covered decked area benefitting from two skylights • Gated Driveway • Back Garden • Four Bedrooms • Three Receptions Rooms • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D

FREEHOLD

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The property has been a happy family home for many years and here is what the owners have had to say:

Loads of light and space - these features drew us to this house in 2014. During the time we've lived in this house, we poured a lot of love, time and energy into transforming it into a sumptuous home surrounded by lush gardens. This allowed us to savour and enjoy every moment of our life in our home.

But it's now time for another family to enjoy the things we love about this house:

- the amount of natural light that fills this house which is a tonic for the soul especially during stressful or

cold days

- the amount of space both indoors and outdoors which enabled us to socialise and host large parties whatever the season
- the variety of established trees and shrubs we planted in the front and back gardens which provided us with beautiful flowers for the house
- spacious bedrooms and an outdoor office to escape to when you need privacy.

Our home is on a quiet residential street, which is filled with the chatter and laughter of little kids during the school term as they make their way up the street to Kilmore Primary School, rated Good by Ofsted, or to the nearby kindergarten.

We are very well served by excellent transport links to the city and Canary Wharf. This is especially helpful when there are problems on any transport network.

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 Good
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 . The 75 bus runs through Woolstone Road linking Lewisham and Croydon.

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 away) 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 Woolstone Road with a handy chemist located opposite.

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: E

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 Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Off Street, and Gated

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