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Houston Road Forest Hill SE23

Guide Price £500,000 to £575,000

Property Images



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Houston Road, SE23
Approx. Gross Internal Area 843 Sq Ft - 78.32 Sq M
(Excluding Garage & Shed)
Approx. Gross Internal Area Of Garage 145 Sq Ft - 13.46 Sq M

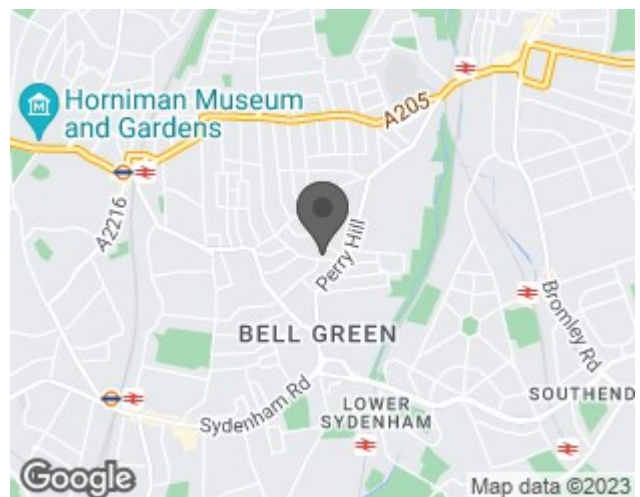


Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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 - End Terrace Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Guide price £500,000 to £525,000. FREEHOLD HOUSE WITH GARAGE, semi-detached house, CHAIN FREE, front garden with potential for off-street parking subject to consents, CONSERVATORY, side access, over 980 sq ft, 3 BEDROOMS, porch area...

Guide price £550,000 to £575,000

EPC rated: TBC

Council tax band: D (£1,816 p/yr)

Tenure: FREEHOLD

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR PROPERTY MARKET UPDATES

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR

The house is located on Houston Road and is one of few mid century style properties along the road. Being semi detached the property will Appeal to many buyers at this price point, but the fact it offers a garage too illustrates very good value for the area.

Whilst the house has been priced to reflect modernisation requirements, its not a house that needs major work to live in immediately. The house is functional and can be lived in and refurbished over time.

We strongly encourage all interested buyers to view our FULL HD VIDEO walk through and VIRTUAL REALITY tour to fully appreciate the house prior to viewing. These offer much greater insight into what this house offers than the images alone.

There is just so much to appreciate, and buyers are very highly recommended to book in viewing to fully understand the offering.

SCHOOLS

The road 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.

Rathfern - State, mixed, primary, rated OFSTED "Outstanding".



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Kilmorie - State, mixed, primary, rated OFSTED " Outstanding ".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Outstanding".

LOCAL SHOPPING AND DINING

As well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs (including the Dartmouth Arms, recently take over by Dulwich's Meat Liquor), a gym, cafés, delis and restaurants to name but a few of its excellent amenities. A Tesco Express is a couple of minute's walk from the house.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions, and craft days. The Perry Hill pub recently opened which is very close to the house and fantastic in our opinion, with the classic Blythe Hill Tavern and The Honor Oak (hosting regular events and comedy nights) just a few minutes' walk away.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

Other local high streets include Honor Oak and Catford, where you will find Tesco, Sainsbury's, your choice of boutique cafés, restaurants, and trendy gastro pubs, Catford's new independent cinema (Catford Mews) as well as leisure centres, libraries and even the odd cocktail bar...

Just a short walk or drive away is the Bell Green retail park, with Sainsbury's, Aldi, B&Q, Next, Currys and Sports Direct providing very convenient access to essentials.

TRANSPORT

Positioned approximately half a mile to a mile from four train stations there are many London stations accessible within approximately 30 minutes. The four stations are:

Honor Oak Park

Forest Hill

Catford

Catford Bridge

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes

Victoria - approximately 35 minutes

London St Pancras - approximately 32 minutes

London Cannon Street - approximately 30 minutes

London Charing Cross - approximately 28 minutes

Bus stops are located on the South Circular (A205) at the end of Hurstbourne Road and on Perry Hill. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle. Other routes nearby include the P4 from Honor Oak to Brixton, and the 202 from Crystal Palace to Blackheath.

LOCAL RECREATION

Off the high street in the town centre you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools is known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmers market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

Blythe Hill Fields is also located in to 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 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>

One Tree Hill is another well-known local point of interest and offers some breath-taking views across London and the city skyline.

You can read more about One Tree Hill here:

https://en.wikipedia.org/wiki/One_Tree_Hill,_Honor_Oak

Please contact Hunters to arrange your viewing.