

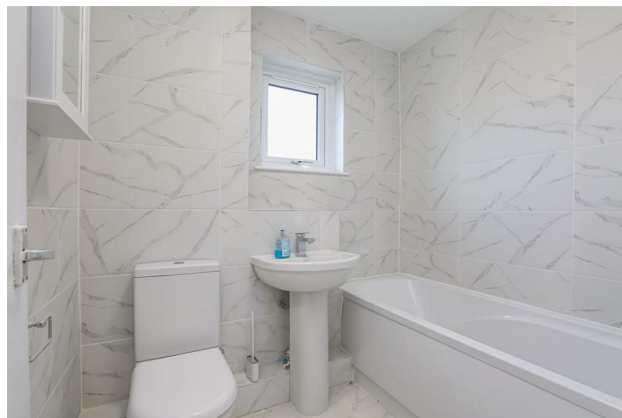
HUNTERS®

HERE TO GET *you* THERE

Acorn Way, Forest Hill, SE23

Guide Price £600,000 to £650,000

Property Images



Property Images



Acorn Way, SE23 2XU
Approx. Gross Internal Area 1310 Sq Ft - 121.70 Sq M



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		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Guide price £600,000 to £650,000. FREEHOLD, 3/4 bedroom house, OFF STREET PARKING (approx. 30 ft in length), modernised interior (just carpets or flooring required), SOUTH FACING REAR GARDEN APPROX 45 FT IN LENGTH, double glazing and central heating, LOFT ACCESS, cul de sac location, IN PROXIMITY TO MAYOW PARK

Features

• Chain free • 3/4 bedroom • FREEHOLD • SOUTH FACING GARDEN • Off street parking approx 30ft • Modernised interior (just flooring required) • Downstairs W/C • Double glazing and central heated • Loft • Guide price £600,000 to £650,000

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

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VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR

THE PROPERTY:

Located just off Mayow Road in SE23 you will find this quant cul de sac, Acorn Way.

This house would appeal to buyers for many compelling reasons. We'll list several of the less obvious reasons below as the VIDEO and VIRTUAL TOUR along with the floor plans and images do a good job of illustrating the aesthetic of the house.

- The house is flexible in layout meaning it can be used as a 3 or a 4 bedroom house. You will note on the floor plan one of the rooms on the ground floor has been denoted as a bedroom to illustrate it could be used that way.
- There is off street parking in the front and the space measures over 30ft, there is parking available in the cul de sac too
- Being a house, you benefit from having a loft
- There is built in storage
- There is a downstairs cloakroom
- The house offers upwards of 1300 sq ft in space
- A private south facing garden is also a great feature of the property

THE LOCATION:

Located approximately 0.7 miles to Forest Hill station and Sydenham station in the opposite direction, the property is well located for amenities and transport links.

Forest Hill features several small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

The Sylvan Post, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days.

However, if you require the convenience of a large well known supermarket and other known high street names, you

SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

The property is in proximity of several local schools which have been in Ofsted's top 10%. In our experience, it's unusual to find a property that is located to this many highly-rated schools. Four of those schools are as follows however there are other well-known local schools including an independent Montessori just a few minutes away:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmore - Public, mixed, primary, rated Ofsted "Outstanding".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

LOCAL TRANSPORT:

Approximately 0.7 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 15 minutes.

Canary Wharf in approximately 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from along Mayow Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

LOCAL RECREATION:

Mayow Park located along Mayow Road itself is a very popular green space located approximately 0.1 miles from the property. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill 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 farmer's 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>

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.