

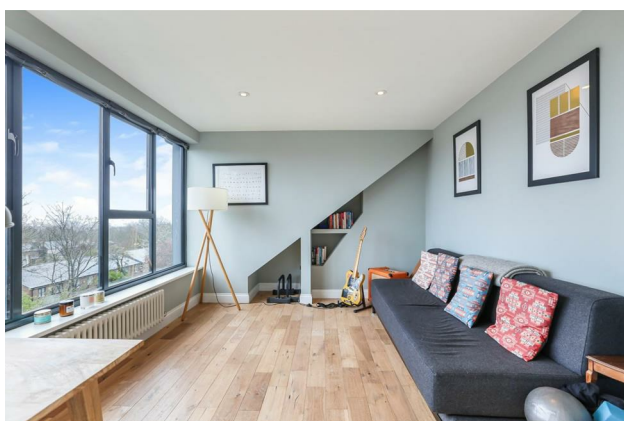
HUNTERS®

HERE TO GET *you* THERE

Westwood Park, London, SE23 3QL

Guide Price £900,000 TO £950,000

Property Images



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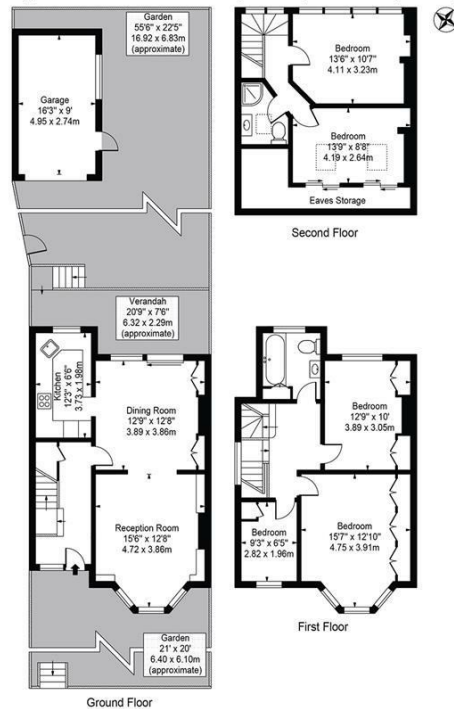
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Westwood Park, SE23 3QL
Approx. Gross Internal Area 1500 Sq Ft - 139.35 Sq M
(Including Eaves Storage & Excluding Garage)
Approx. Gross Internal Area 1414 Sq Ft - 131.36 Sq M
(Excluding Eaves Storage & Garage)
Approx. Gross Internal Area Of Garage 146 Sq Ft - 13.56 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		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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 Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Features

- Five Bedroom • Garden • Quite Residential Road • Open-plan living room and kitchen • Over 1,500 sqft • Freehold • Neighbouring the highly acclaimed Horniman Museum and gardens • Highly acclaimed schools in the locality • Almost at the top of one of Forest Hill's high points with stunning open views • In proximity of local parks and green spaces

EPC D

COUNCIL TAX BAND E

FREEHOLD

Guide Price £900,000 - £950,000

Set in the heart of Forest Hill and on this sought after residential road is this five bedroom semi-detached house. Spanning approximately 1,500sqft the property offers three floors of living space the property comprises four double bedrooms, one single bedroom, two family bathrooms an open-plan living, dining room and kitchen as well as a garden and offers the opportunity of a perfect family home. Westwood Park is very well located for local schools and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

THE LOCATION

Westwood Park offers something both rare and unique. The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is located on the road next door circa 350 ft away from the house. This is so convenient that the gardens of the Horniman's are a secondary outside space for the residents of in the immediate area.

For those buyers who aren't familiar with the Horniman museum and gardens we recommend you have a look online and visit when you are in the area.

To have something of this nature on your doorstep will appeal to many buyers. With regular events such as a farmer's market and gardens that children adore, (sound garden and animals in particular), this will be of paramount interest to families.

You can read more about the Horniman museum and gardens via the below link:

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

If the above isn't enough to tempt you, a more general view of the area will give insight into why Forest Hill has become increasingly popular in recent years and been featured on the popular TV programme "Location Location Location" several times.

Forest Hill has much to offer from boutique shops, thriving independent businesses on the high street, a great selection of green spaces and recreational facilities to great transport links and highly regarded schools.

SCHOOLS

Some of the best-known public schools include:

Ofsted rated "Good" Horniman (very popular with residents many of which move to this location to secure a place at this school)

Ofsted rated "Outstanding" Eliot Bank

Ofsted rated "Outstanding" Fairlawn.

Ofsted rated "Outstanding" Stillness.

Ofsted rated "Outstanding" Rathfern.

Ofsted rated "Good" Dalmain.

You will also find a selection of independent schools locally one of which is a Montessori and the other is the highly acclaimed St Dunstan's which is also ranked in Ofsted's top 10%.

TRANSPORT

Forest Hill train station is served by the London Overground (Orange Line) and Southern Rail. Travel times to central London stations include:

London Bridge in approximately 15 minutes (change for Northern Line)

Canada Water in approximately 12 minutes (change for Jubilee line)

London Victoria in approximately 40 minutes

Canary Wharf in approximately 24 minutes

DINING OUT AND RECREATION

Some of our favourite local eateries span across both Forest Hill and Honor Oak (both towns come under the same postcode) and include Mama Dough and Bona (sour dough pizza restaurants), Canvas and Cream (great local café serving a selection of cakes, food and drink. They also host some art exhibitions) and the award-winning Babur Indian restaurant. There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Alongside the Horiman, other local attractions include One Tree Hill at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. In our opinion this is a hidden gem.

You will also find nature reserves in proximity of the property on Devonshire Road and Garthorne Road.

There is a selection of walking trails locally via the highly acclaimed Sydenham Hill woods and Albion Millennium Green to name just a couple.

You might be surprised to note there is a golf course in the local area. The ever-popular Dulwich and Sydenham golf course is an 18-hole course founded in 1894 and designed by one of the most significant course architects of all time. It has views over the woods and of Dulwich college. You may read more about the golf course here:

<https://www.dulwichgolf.co.uk/>

Forest Hill Library and pools have both undergone complete renovation in recent years. Forest Hill pools has fantastic swimming facilities but also has a well-equipped gym and exercise classes.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail and we mustn't forget the yearly Blythe Hill festival that brings local business and the community together for a day of fun.

You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

We look forward to answering any questions you may have about this property and arranging your viewing.

Verified Material Information

Council tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street and Driveway

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D