

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



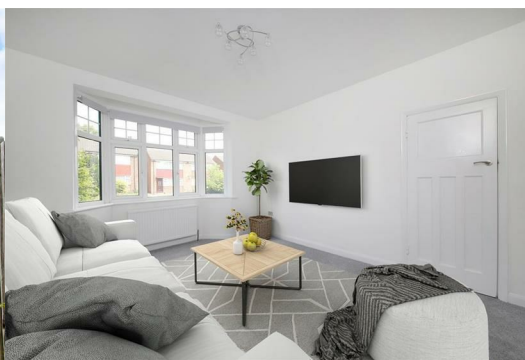
## Houston Road

Forest Hill, SE23 2RN

£2,500 Per Calendar Month



3 bedroom end of terrace house with parking and a rear garden located in proximity of transport, amenities such as retails parks and a Savacentre, highly acclaimed schools, offered UNFURNISHED and available to single households only. Unfortunately sharers will not be considered as the property does not have the correct license



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EPC rated: C  
Council tax band: D (£1,926 p/yr)  
Furnishing: Unfurnished

If you're seeking a three-bedroom house, in a location that is established with renowned schools, transport to several central London stations, a selection of good local cafes, restaurants, boutique shops as well as good recreational facilities this house should be given your consideration.

The house has been refurbished in recent years to include a new kitchen with granite worktops, Bosch kitchen appliances, marble style tiling in the bathroom and neutral décor throughout.

The house benefits from an extended kitchen. This has created an open plan space that can be used as a seating, dining and kitchen area (as you will see in the images) as well as having a separate reception room as a dedicated lounge/play room.

There is also a down stairs W/C which has been cleverly positioned under the stairs and is finished in a similar interior to the main bathroom which is found upstairs.

The garden is south facing with a rear access gate, there is a paved area.

Some of the main features include:  
A rear access road  
Two reception rooms – One of which is the seating, dining kitchen area  
A rear extension with doors onto the southerly facing garden  
Over 1050 sq ft of overall accommodation

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".

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.

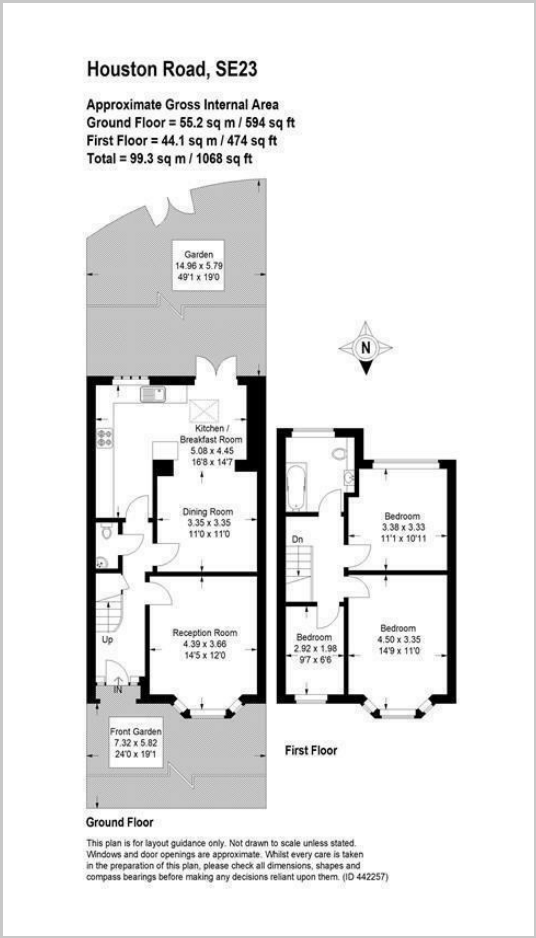
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Area Map



Floor Plans



Energy Efficiency Graph

