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Brockley Rise, Honor Oak, SE23



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Guide price: £1,000,000 - £1,100,000

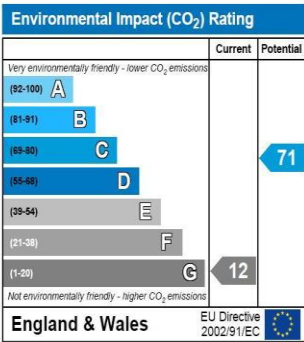
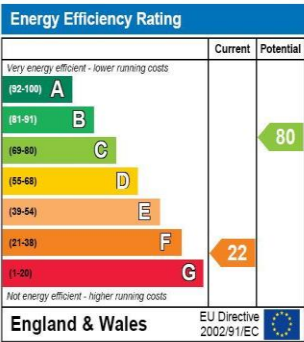
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## THE HOUSE

Rarely do we see such TRIPLE FRONTED houses in this area so we consider this property, which occupies a CORNER PLOT, has a wraparound garden, comes with a TRIPLE GARAGE and gated off street parking to be a rare find indeed.

The house has an imposing frontage (as can be seen from the images) and whilst it requires some modernisation internally, it's been extremely well cared for by the current owners. This offers buyers an opportunity to secure a stunning house with lots of potential, live in the house and progressively modernise it over time.

There are several wonderful features of this house, from its triple fronted aspect with grand corner bay windows which create a beautiful rounded feature of the rooms inside, its lovely well tendered gardens, to its beautiful period fireplaces (of which there are several) re-discovered by the current owners after having been covered up for decades.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters Mabel House 10A Dartmouth Road, Forest Hill, London, SE23 3XU | 0203 002 4089  
foresthill@hunters.com | www.hunters.com

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Some of the fireplaces offer cast iron surrounds and vibrant period style tiles. One of the fireplaces in the reception room is currently still in use and we understand that it might be possible to reinstate the use of the others.

We especially like the main entrance with its arched porch, original style front door and stain glass surrounds.

A viewing of the house is the only way to fully appreciate what's on offer. In particular, the corner plot which the house sits upon can only be appreciated when seen in person.

The plot offers buyers the potential to build or extend (subjects to consents) and we believe the options are many. Buyers are encouraged to seek advice from an architect or other professional to discover the possibilities.

Some of the addition features of this property that we feel cannot go unmentioned are the mixture of round and square bays, the gable end to the front of the house which creates a centre piece to the exterior, the large gated off-street parking bay which sits in front the triple garage, the wrap around garden which is currently separated by a fence to create two gardens and the over overall grandeur on offer which we think is unique for the area.

## TRANSPORT

This house is in a location which is popular for transport, schools and recreational facilities.

5 train stations range from approximately 0.4 miles to 1 mile away.

Honor Oak Park  
Forest Hill  
Catford  
Catford Bridge  
Crofton Park

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes  
Canary Wharf in approximately in 23 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 also located within the local area and offer routes including 122, 171 and 185 serving a variety of destinations. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle to the bus stop (Brockley Park). Other routes nearby include the P4 from Honor Oak to Brixton.

## SCHOOLS

There are a number of well-regarded infant, junior and primary schools located

in Honor Oak which include Stillness, Dalmain and Rathfern some of which are rated by Ofsted "Outstanding" as well as being in the 10% of Ofsted rated schools across the country.

Some of the OFSTED ratings are as follows:

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

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

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

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

## RECREATION

Blythe Hill Fields is located approximately 0.3 miles from the the property and offers recreational facilities such as the "Trim trails" which is a exercise trail recently installed. It also hosts local events where the residents of Honor Oak 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>

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 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/>

#### LOCAL HIGH STREETS / EATERIES AND DRINKERIES

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Tesco, Sainsbury's, your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

Some of the places nearby we know well include the award-winning Babur Indian restaurant. There's also the popular Mama Dough (Sour Dough) pizza restaurant and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub on the corner of St German's Road was refurbished a year or

so ago, and is now a popular gastropub with a fantastic beer garden out the back.

The Signal pub in Forest Hill has undergone a £500,000 refurbishment and we really enjoy their food and drinks menu (try their hasselback potatoes...).

Fancy a reasonably priced Indian delivery with a difference? We'd recommend Spice Guru (try their black pepper and sea salt naan bread...).

Additional conveniences include the NHS doctors' surgery on the corner of the adjacent road, with a handy chemist located next door.

#### VIEWING ARRANGEMENTS

By Appointment With: Hunters  
Tel: 0203 002 4089

#### OPENING HOURS:

Monday - Friday: 9.00am - 6.00pm  
Saturday- 9.00am - 4.00pm  
Sunday- Closed

#### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

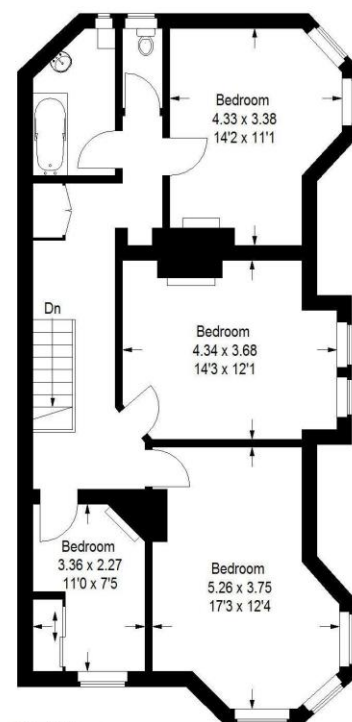
#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges

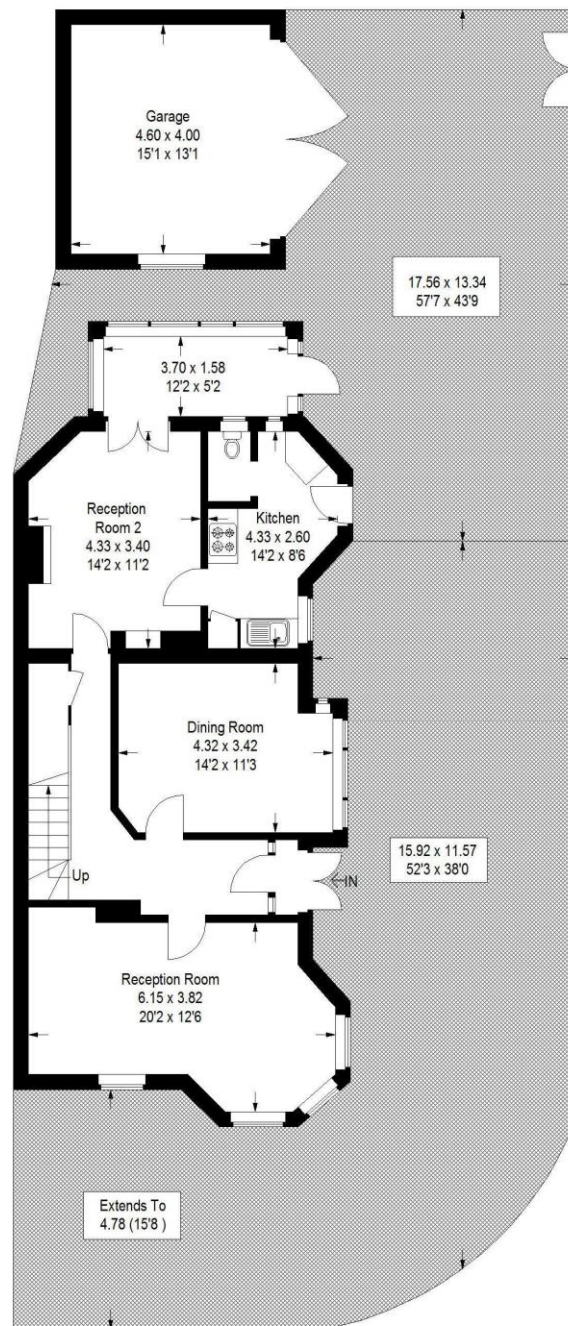
for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## Brockley Rise, SE23

Approximate Gross Internal Area  
 Ground Floor = 83.1 sq m / 894 sq ft  
 First Floor = 75.4 sq m / 812 sq ft  
 Garage = 19.2 sq m / 207 sq ft  
 Total = 177.7 sq m / 1913 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID375731)



















