

# HUNTERS®

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Levendale Road, Forest Hill, SE23

Guide Price £750,000 to £800,000

Property Images



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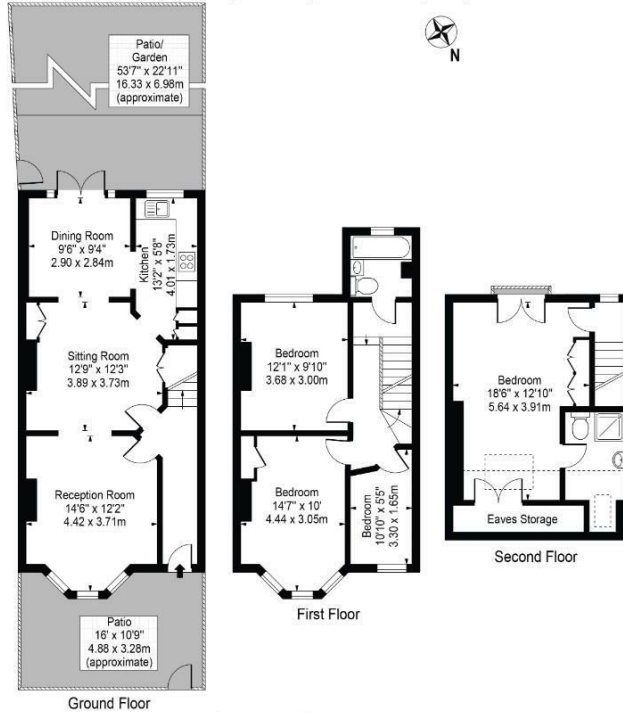
## Property Images



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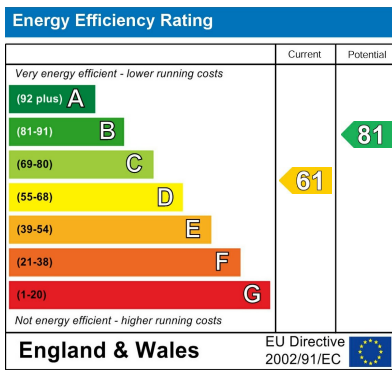
Levendale Road, SE23 2TW  
 Approx. Total Internal Area 1343 Sq Ft - 124.77 Sq M  
 (Including Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1247 Sq Ft - 115.85 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



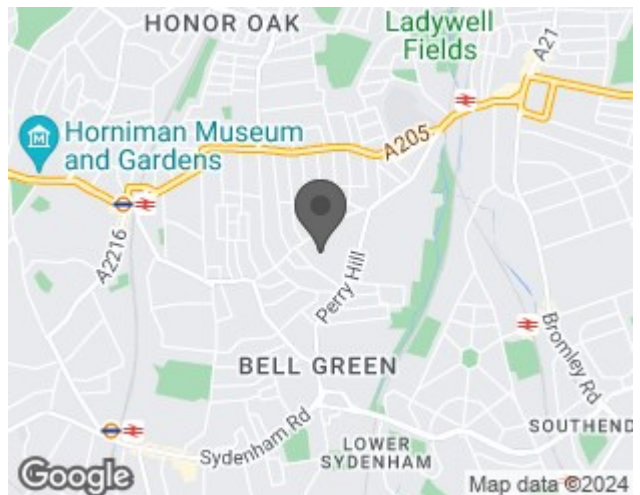
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
 www.interdesignphotography.com

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



## Map



## Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Guide price £750,000 to £800,000. Offering over 1340 sq ft, MASTER BEDROOM WITH EN SUITE, three reception rooms, SOUTHERLY FACING REAR GARDEN APPROX 54 FT, two bathrooms, IN PROXIMITY OF HIGHLY ACCLAIMED SCHOOLS

## Features

• 4 BEDROOMED END OF TERRACED HOUSE WITH SIDE ACCESS • Over 1340 sq ft of space • SOUTHERLY FACING REAR GARDEN • Great location for highly acclaimed schools • Guide price £750,000 to £800,000 • 3 reception rooms • BAY WINDOWS • One bathroom and one shower room • PERIOD FEATURES

Council tax: D (£1,926 p/yr)

EPC: D

FREEHOLD

Guide price £750,000 - £800,000

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.

Levendale Road is a popular road (known for being a short road with ornate period properties) in proximity of highly acclaimed local schools several of which are OFSTED rated "Outstanding" making this house an ideal opportunity for a young family.

The house is visually striking from the front featuring a small and well-presented front garden, bay window on both ground and first floor as well as a gable end which is a nice ornate feature.

The house offers over 1340 sq ft and has a particularly spacious feeling on the ground floor. This is due to the connection between the rooms and the semi open plan feeling it creates. There is potential to extend and add more floor space subject to any consents required. It may also be possible to extend without the need for planning consent. Permitted development rights offer lots of potential for extensions and we advise buyers to consult with a specialist to understand the possibilities.

The accommodation is split over three floors of the house making the rooms generous in size and layout.

The house offers some wonderful features such as period style fireplaces, picture rails, bay windows, coving and panelled doors.

The property offers two complete washrooms which is great for the growing family.



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Outside at the rear, the private garden spans approximately 54 ft in length and is southerly facing. Being set on a residential road away from busy road, the current owners enjoy the how quiet the garden is and see this as an asset of the house.

Forest Hill is becoming increasingly well known for the local schools, recreation and transport links. In proximity of Levensale Road you will find several highly acclaimed schools (both state and private) of which many are OFSTED rated "Outstanding".

Some of those schools include:

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

Fairlawn - rated OFSTED "Outstanding".

Rathfern - rated OFSTED "Outstanding".

Holy Cross - rated OFSTED "Outstanding".

Haseltine - rated OFSTED "Outstanding".

Kilmorie - rated OFSTED "Outstanding".

Dalmain - rated OFSTED "Good".

Positioned between a selection of train stations there are lots of London stations accessible within approximately 30 minutes. Some of the local 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 Elsinore Road. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle. Other routes nearby include the P4 from Honor Oak to Brixton.

#### 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, a gym, cafés, delis and restaurants to name but a few of its excellent amenities.

In addition, Sydenham's Savacentre and Bell Green retail park is approximately half a mile away which offers an Aldi, Next, Sports Direct, B&Q, drive through McDonalds, Costa, Currys PC World and Mercedes service centre.

The Perry Hill is a local pub with over 500 highly rated Google reviews. It offers a children's play park in the garden and family friendly seasonal events such as pumpkin carving, quizzes, art events to name but a few.

The Sylvan Post, a well-known pub in Forest Hill, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days.

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.

#### 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 farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located into 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.

Please contact Hunters to arrange your viewing appointment.