

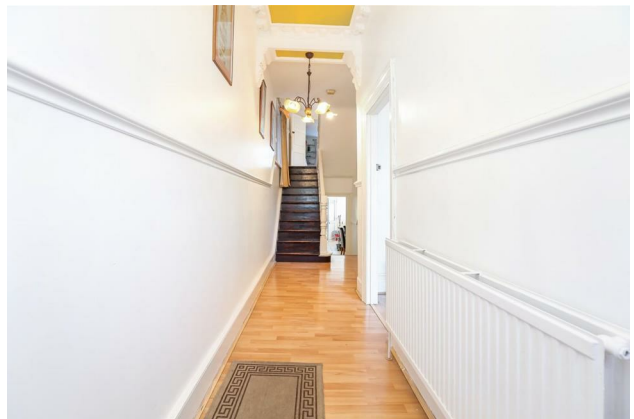
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HERE TO GET *you* THERE

Houston Road, Forest Hill, SE23

Guide Price £900,000 to £1,200,000

Property Images



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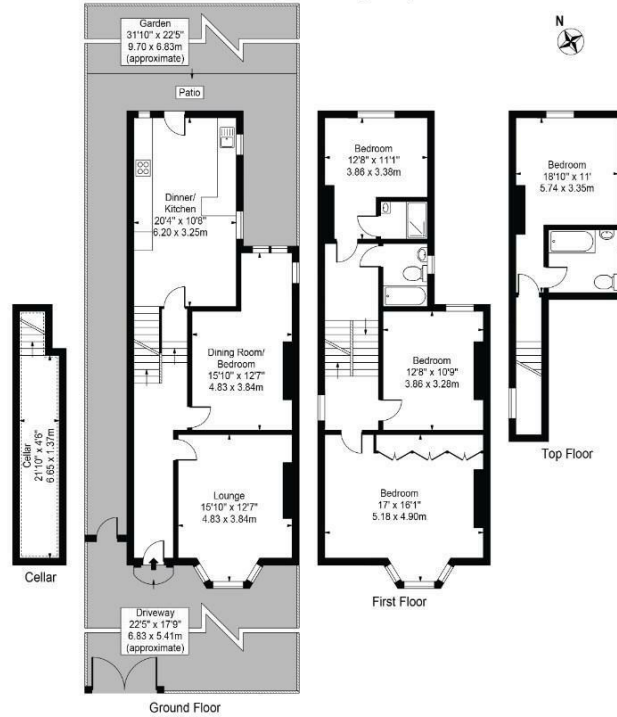
Property Images



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Houston Road, SE23 2RJ
 Approx. Total Internal Area 1775 Sq Ft - 164.90 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 1669 Sq Ft - 155.06 Sq M
 (Excluding Restricted Height Area)

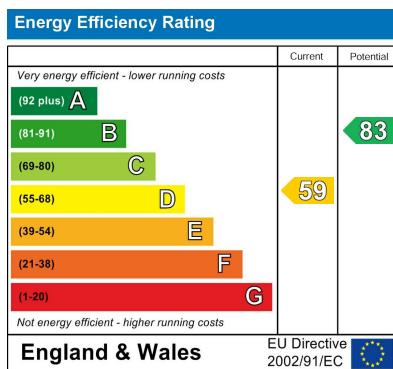


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

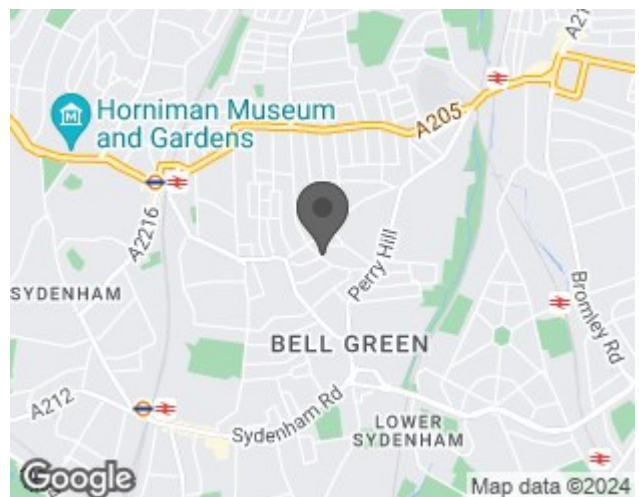
www.interdesignphotography.com

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 - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

FREEHOLD DETACHED HOUSE WITH OFF STREET PARKING, CHAIN FREE, side access, over 1770 sq ft, 4 BEDROOMS, cellar, PERIOD FEATURES, in proximity of highly acclaimed schools

EPC rated: D

Council tax band: E (£2,220 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

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR PROPERTY MARKET UPDATES

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR

The house is the only remaining Victorian detached property on Houston road making this a rare opportunity. The owner has informed us they are in possession of old documents / deeds advising the house has been there since at least 1886 and was called "HEATHFIELD". The owner had considered placing a plaque on the house to commemorate this but never got around to doing it (something for the new owner to consider). Being detached the property will appeal to many buyers, and the fact it offers off street parking too illustrates good value for the area.

We strongly encourage all interested buyers to view our FULL HD VIDEO walk through and VIRTUAL REALITY tour to fully appreciate the house prior to viewing. These offer much greater insight into what this house offers than the images alone.

There is just so much to appreciate, and buyers are very highly recommended to book in viewing to fully understand the offering.

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.

Forest Hill

Lower Sydenham

Sydenham

Catford

Catford Hill

Honor Oak Park

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 for route 75 and 356 within a few minutes walk from the house. The 75 starts from Lewisham and stops near Kilmore, the end of Woolstone Road and by Perry Vale Dry Cleaners. The 75 passes through Sydenham, Penge and terminates at Croydon.

You will also find bus 356 from Bell Green Retail Park (also withing a few minutes walk from the house). The 356 stops at Perry Rise and Perry Vale before continuing its route to West Wickham.

Bus stops are also 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.

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/>

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>

One Tree Hill is another well-known local point of interest and offers some breath-taking views across London and the city skyline.

You can read more about One Tree Hill here:

https://en.wikipedia.org/wiki/One_Tree_Hill,_Honor_Oak

Please contact Hunters to arrange your viewing.