

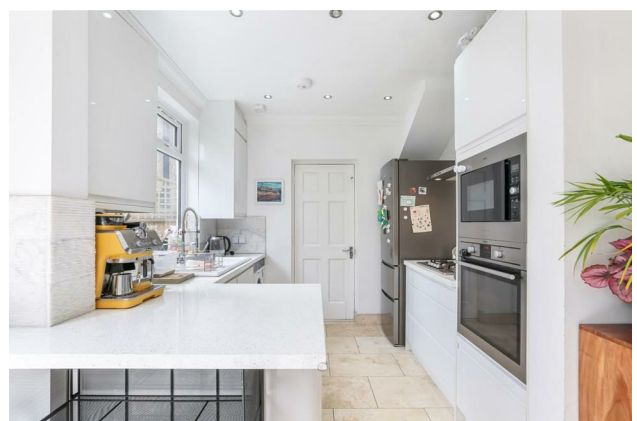
# HUNTERS®

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**Derby Hill, London, SE23**

**Guide Price £900,000 to £950,000**

**Property Images**

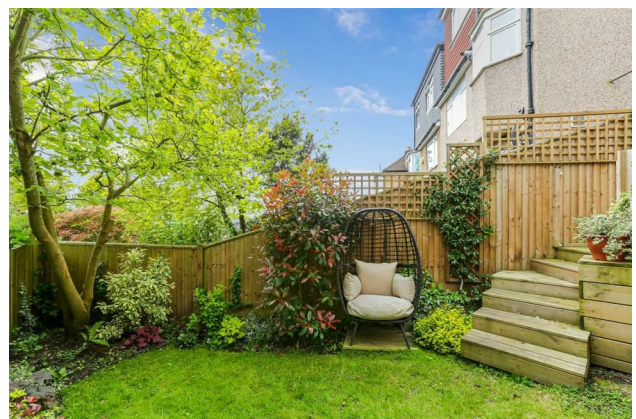
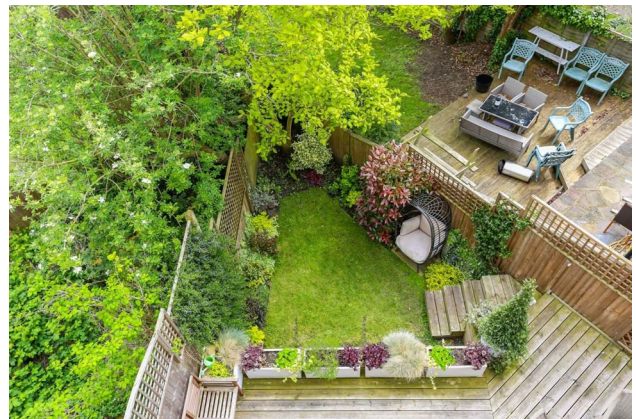




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## Property Images





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Derby Hill, SE23 3YL

Approx. Gross Internal Area 1579 Sq Ft - 146.69 Sq M  
 (Including Eaves Storage, Restricted Height Area & Excluding Garage)  
 Approx. Gross Internal Area 1444 Sq Ft - 134.15 Sq M  
 (Excluding Eaves Storage, Restricted Height Area & Garage)



Ground Floor

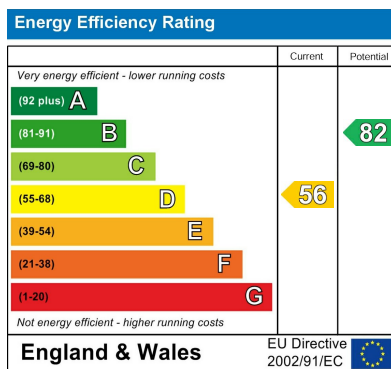
Second Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 2  
 Tenure: Freehold

## Summary

Guide price £900,000 to £950,000. Offering almost 1600 sq ft of space, a side garage, off street parking, private rear garden, PANORAMIC VIEWS OVER ROOF TOPS, great location for highly acclaimed schools, recreation and as the town centre

## Features

• Almost 1600 sq ft of space • GARAGE • FREEHOLD • PANORAMIC VIEWS OVER ROOF TOPS • 4 bedrooms • Kitchen diner with direct access onto garden • Great location for highly acclaimed schools • Great location for local recreation (swimming pool, library, green spaces ie Horniman Museum and gardens) • Off street parking for multiple cars

Council tax: E (£2,490 p/yr)

EPC: D

FREEHOLD

Guide price £900 - £950,000

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.

Welcome to Derby Hill, SE23

Nestled in a serene and sought-after locale, this exquisite semi-detached residence offers a harmonious blend of modern comfort and convenient living. Boasting four spacious bedrooms, a delightful garden, and a garage, this home caters to families seeking both space and style.

Four Bedrooms:

Each bedroom provides ample space and natural light, offering versatile accommodation options for families of all sizes.

Garden:

Step outside into your private sanctuary – a beautifully garden providing the perfect setting for outdoor gatherings, relaxation, and play.

Garage:

Secure parking and additional storage space are provided by the attached garage, ensuring convenience and peace of mind.

Prime Location:

Situated in a desirable area renowned for its outstanding schools rated by Ofsted, commuting to central London is a breeze with excellent transport links nearby. Moreover, residents can enjoy easy access to local amenities and recreational attractions, including the esteemed Horniman Museum and Gardens, enriching cultural experiences, and leisurely strolls in picturesque surroundings.

Living Spaces:

Upon entering, you are greeted by a warm and inviting ambiance, with the ground floor comprising a spacious living room, ideal for unwinding or entertaining guests. The modern kitchen and dining area seamlessly flow together, creating the perfect hub for culinary delights and shared moments.

Bedrooms & Bathrooms:

Ascending the stairs, you'll discover four generously proportioned bedrooms, offering comfort and privacy for every member of the household. The primary bedroom boasts an en-suite bathroom, while the family bathroom serves the remaining bedrooms, providing convenience and functionality.

#### Outdoor Bliss:

Step outside into your enchanting garden oasis – a tranquil retreat where lush greenery and vibrant blooms create a peaceful atmosphere for relaxation and recreation. Whether enjoying al fresco dining, gardening, or simply basking in the sunshine, the outdoor space is sure to be cherished by all.

#### Local Recreation:

One of the highlights of living in this vibrant community is the proximity to the renowned Horniman Museum and Gardens. Just a stone's throw away, this cultural gem offers a wealth of enriching experiences for all ages. From captivating exhibitions and galleries to beautifully landscaped gardens and interactive displays, the Horniman Museum is a treasure trove of art, history, and natural wonders. Residents can enjoy leisurely strolls amidst stunning botanical collections, take in panoramic views of London from the museum's terrace, or participate in educational workshops and events designed to inspire curiosity and creativity.

#### Convenient Transport Links:

Forest Hill station, located just a short distance away, offers excellent transport links to central London and beyond. Commuters can enjoy swift travel times to major London stations, including:

London Bridge: Approximately 15 minutes by train

London Victoria: Approximately 25 minutes by train

London Charing Cross: Approximately 20 minutes by train

With frequent services and efficient connections, commuting to the heart of the capital is convenient, allowing residents to enjoy all that London has to offer while still benefiting from the tranquility of suburban living.

#### Local Facilities:

Within proximity, residents can also access a range of local facilities to cater to their everyday needs. This includes a nearby swimming pool for leisure and fitness activities, as well as a well-equipped library providing resources and services for learning and relaxation.

#### Top-Rated Schools Nearby:

Families residing at Derby Hill benefit from proximity to several Ofsted-rated schools, ensuring quality education options for children of all ages. Among the acclaimed institutions in the area are:

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

Eliot Bank - State, mixed, primary, rated OFSTED "Good".

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".

#### In Summary:

Derby Hill presents a rare opportunity to secure a stunning family home in a highly desirable location. With its spacious interiors, convenient amenities, access to top-rated schools, recreational attractions such as the Horniman Museum and Gardens, and nearby local facilities, this residence embodies the epitome of modern living.

Don't miss your chance to call this prestigious address home – schedule a viewing today with Hunters estate agents.