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Waldenshaw Road, London, SE23 3XP

Guide Price £1,800,000 to £1,900,000

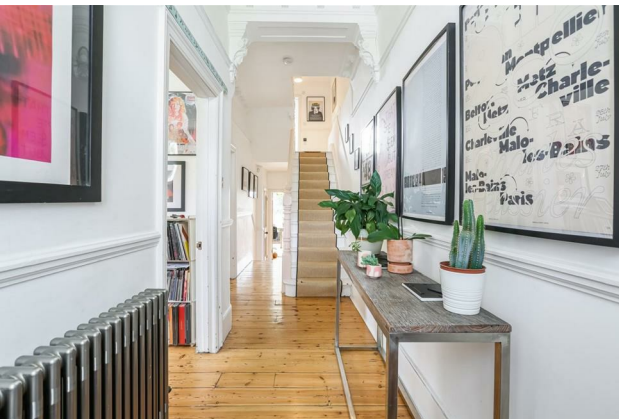
Property Images



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Waldenshaw Road, SE23 3XP
 Approx. Gross Internal Area 3032 Sq Ft - 281.68 Sq M
 (Excluding Shed)



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 02016.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 6 Bathrooms: 4 Receptions: 3 Tenure: Freehold

Summary

GUIDE PRICE £1,500,000 to £1,700,000. Offered CHAIN-FREE is this 6 bedroom Property Centrally Located in the heart of Forest Hill. The property has been refurbished to the highest standards and offers 2 additional reception rooms, a bespoke fitted kitchen, a conservatory leading onto a beautifully landscaped garden, 2-bathrooms, 2WC'S, and an air-raid shelter. A real one off property that must be viewed at the earliest opportunity.

Features

• GUIDE PRICE £1,500,000 TO £1,700,000 • CHAIN FREE • 6 BEDROOMS • CENTRAL LOCATION • DETACHED HOUSE • FULLY REFURBISHED • TWO RECEPTION ROOMS • LANDSCAPED GARDEN • PROXIMITY TO SCHOOLS, TRANSPORT AND AMENITIES • 270 SQFT CONSERVATORY

With a Guide Price of £1,500,000 TO £1,700,000 Hunters in Forest Hill are excited to market a unique property which we believe is a wonderful example of a beautiful period style Victorian detached house that has retained many of its original features whilst also offering many modern adaptations to bring it in-line for a wonderful family home.

The property is located on Waldenshaw Road which is notably one of Forest Hill's premier roads and a conversation area. The road is wide, tranquil and offers a mix of property styles, however it's highly acclaimed substantial period houses have become increasingly rare in recent years. This is one such house.

Offering approximately 3,000 sqft of space, this 6 bedroom detached house is substantial for the Forest Hill area as there are few other properties would rival its size and style.

The property benefits from magnificent high ceilings adopting fantastic coving throughout in keeping with its age and style. Grand fireplaces with cast iron inserts and ornate surrounds can be found in many of the rooms throughout the property as well as beautiful sash windows allowing it to maintain its period feel. Most of the windows in the property are double-glazed and have been recently refurbished.

Set over 4 floors the property offers every aspect required for a modern day family home. As you enter on the ground floor there is a wide hallway with stripped wooden floors, a reception room and 2 double rooms which have been carefully converted into two offices. There is also a separate bathroom.

From here you will go downstairs to the lower ground floor which really is the centre piece of this magnificent property. There is a reception room, beautifully renovated open plan dining room and kitchen which lead to a recently created approximately 270sqft conservatory with sliding doors offering direct access to the beautifully land-scaped garden. The conservatory is adorned with a selection of carefully chosen plants, lighting and underfloor electric heating to offer the ultimate setting in any weather, be it day or night time. There are 2 additional small utility, one used a laundry room, the other containing boiler and electricals.

The kitchen offers bespoke built in units with high end appliances including a new Lacanche range over with induction hob and hood. The slate tiled floor also has electric underfloor heating.

On the first floor there are two equally sized double bedrooms accompanied by a master bathroom with underfloor heating, vaulted ceiling and Velux windows. There is also a walk-in-wardrobe. On the second-floor are two further double bedrooms and an additional family bathroom. There is access to an attic above the 2 bedrooms which may be used for storage.

In the garden you will find a selection of fruit trees yielding grapes, apples, pears, plums and cherries. An array of carefully landscaped plants, a vegetable patch, trees, a vegetable patch, a potting shed and a fish pond give this garden a wonderfully peaceful and tranquil feel. To the side of the house there is a staircase which leads to a gate and alleyway with access to an historic

air-raid shelter currently seen on the floor-plan as a shed and used as a secure bike store.

The property also offers a 3kW Solar PV system with grid tied inverter and 5kWh battery storage which is enough to export to the grid on sunny afternoons and power the house through most of the night.

A wonderful house that should be viewed at the earliest opportunity

THE PROPERTY LOCATION and TRANSPORT:

The property's location is, in our opinion, a premier road in Forest Hill SE23. In our experience, rarely do we find a property located so conveniently for transport, shopping, recreational facilities and schools.

Located approximately 0.2 miles from Forest Hill train station, some of the following travel times are on offer:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

LOCAL SHOPPING AND DINING:

The town centre is approximately 0.2 miles away, 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, deli's and restaurants to name but a few of its excellent amenities. There are dentists and doctor surgeries close by. You are also close to Bell Green.

The Sylvan Post, a well-known pub, 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 is a short 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 is recognized as a 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, 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/>

Forest Hill also has an active amenity society that has committees for local transport, environment and planning issues and organises local events <https://www.foresthillsociety.com/>

Blythe Hill Fields is also located in the 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>

SCHOOLS

There are several schools in proximity of the property which are rated highly by OFSTED as well as some independent schools which include Rose Mount Montessori and the highly acclaimed St Dunstan's College.

To name a few of the other schools locally:

Dulwich College - OFSTED rating 'Excellent'

Alleyns - OFSTED rating 'Excellent'

Kilmorie Primary - OFSTED rated "Outstanding"

Perry Mount Primary - OFSTED rated "Good"

Stillness infant and junior school - OFSTED rated "Outstanding" and "Good"

Rathfern Primary - OFSTED rated "Outstanding"

Holy Cross Primary - OFSTED rated "Outstanding"

Rushey Green Primary - OFSTED rated "Good" and in OFSTED's top 10%

Dalmain Primary - OFSTED rated "Good"

Please call Hunters on 020 3002 4089 to arrange a viewing.