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Derby Hill, London, SE23 3YP

Guide Price £800,000 to £900,000

Property Images



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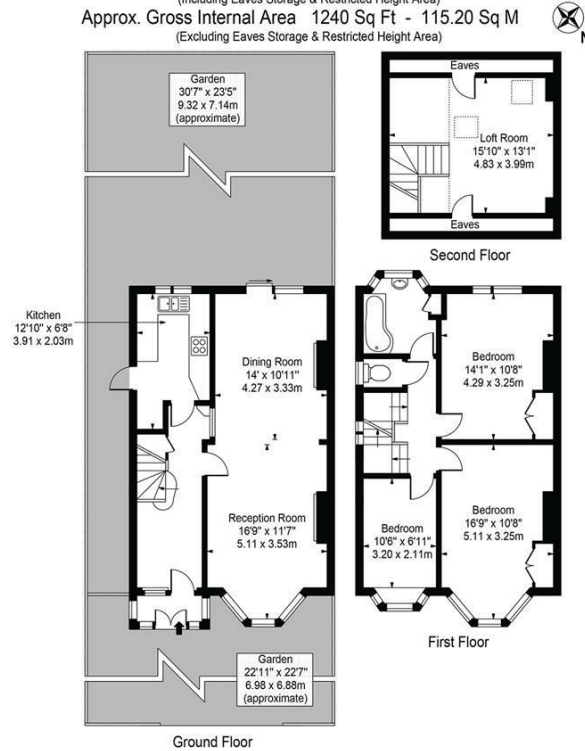
Derby Hill, SE23 3YD

Approx. Total Internal Area 1356 Sq Ft - 125.98 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1240 Sq Ft - 115.20 Sq M

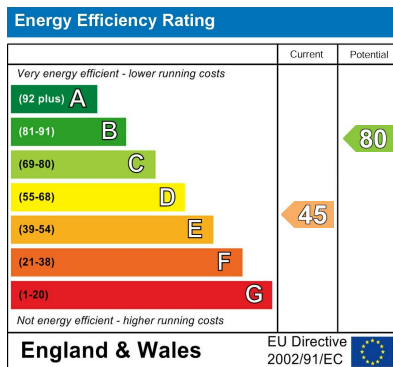
(Excluding Eaves Storage & Restricted Height Area)



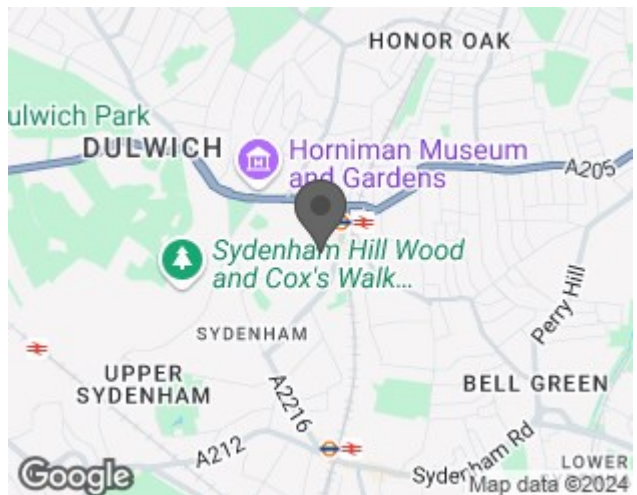
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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 Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Guide Price £800,000 to £850,000 - new to market is this three bedroom freehold house situated in Forest Hill. Spanning approximately 1356sqft and two double bedrooms, one single bedroom, a double reception/dining room, a separate kitchen, family bathroom, an additional loft room, a south west facing garden and off street parking for 2/3 cars this property would be perfect for a family home – COUNCIL TAX BAND E.

Features

• Guide Price £800,000 to £850,000 • Semi-Detached • Three Bedrooms • Double Dining Reception Room • Private Garden • Separate Loft Space • Driveway • Close Proximity to Transport • Close Proximity to Shops and Amenities • Close Proximity to Parks and Green Spaces

EPC E

COUNCIL TAX BAND E

FREEHOLD

Guide Price £800,000 - £850,000

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.

New to the market is this well-proportioned 3-bedroom home on this quite and tranquil road in a convenient 'central Forest Hill' location – literally 3 minutes' walk to station / supermarket / pool.

This period property offers approximately 1,356 sqft of living space and boasts plenty of character. Offering two double bedrooms, one single bedroom, an additional loft room, a double dining/reception room, a separate kitchen, family bathroom, a south-west facing garden with off street parking for 2 / 3 cars this is an ideal opportunity for someone looking to put their own stamp on a property and create a beautiful family home.

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.

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. There are regular regular 'Derby Hillage' street parties round the corner.

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



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