

# HUNTERS®

HERE TO GET *you* THERE

**Crowmarsh Garden, London, SE23 3AB**

**Guide Price £550,000 TO £600,000**

**Property Images**





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## Property Images



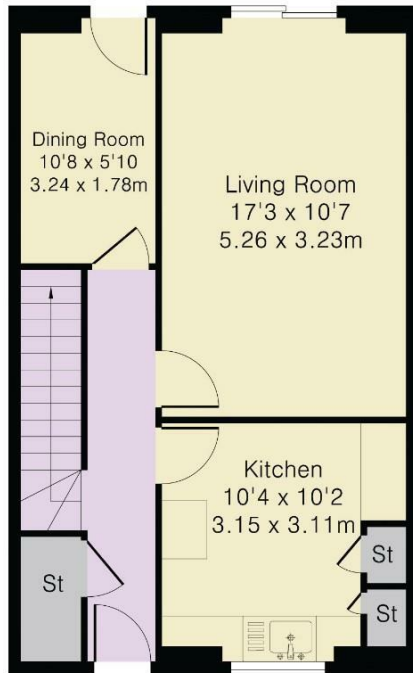
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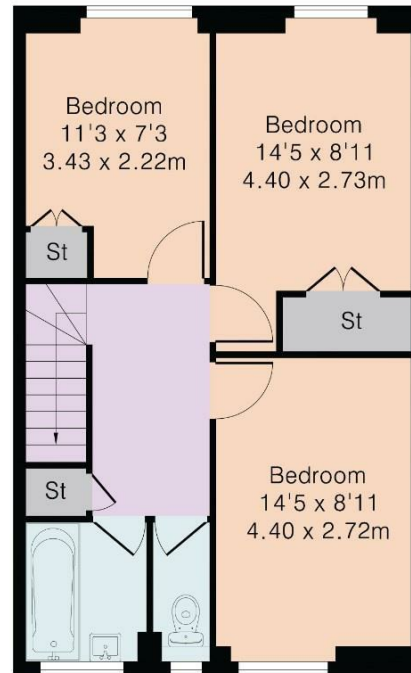
**Approximate Gross Internal Area 930 sq ft - 86 sq m**

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 465 sq ft – 43 sq m



Ground Floor



First Floor

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

Guide Price £550,000 to £600,000 and being offered Chain-Free

A three-bedroom house on Crowmarsh Gardens in a quiet cul-de-sac offering its own front patio and south-east facing rear garden in the popular Honor Oak Area. The property offers generous living space across two levels and is perfect for a family. The property is in need of refurbishment. As you enter the ground floor consists of a separate kitchen, separate living room and separate dining room both of which offer dual access to a well-sized garden. The first-floor benefits from three-double bedrooms and a family bathroom. Crowmarsh Gardens is very tranquil close set back from any main roads. The property also has gas central heating and double glazing as well as a convenience store less than 100 yards away.

Crowmarsh Gardens is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

## Features

• Guide Price £550,000 to £600,000 • Chain-Free • Freehold • South-East Facing Garden • Three Double Bedrooms • Separate Living/Kitchen/Dining Room • Gas Central Heating Throughout • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport Links to Central London • In Proximity to Parks and Green Spaces

EPC rated: TBC

Council tax band: C

Tenure: Freehold

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## THE LOCATION:

Located approximately 0.6 miles to Forest Hill station and Honor Oak Park station in the opposite direction, the property is well located for amenities and transport links.



London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Forest Hill features several small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

The Sylvan Post, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days.

However, if you require the convenience of a large well known supermarket and other known high street names, you will find Sainsbury's, Boots and WH Smith along the high street too.

#### SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

The property is in proximity of several local schools which have been in Ofsted's top 10%. In our experience, it's unusual to find a property that is located to this many highly-rated schools. Four of those schools are as follows;

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

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Outstanding".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

#### LOCAL RECREATION:

Mayow Park, located along Mayow Road (itself is a very popular green space) located in proximity to the property. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill 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.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

Verified Material Information

Council tax band: C

Council tax annual charge: £1811.53 a year (£150.96 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: No Certificate