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Thorpewood Avenue, Sydenham, SE26

Guide Price £1,000,000 to £1,200,000

Property Images



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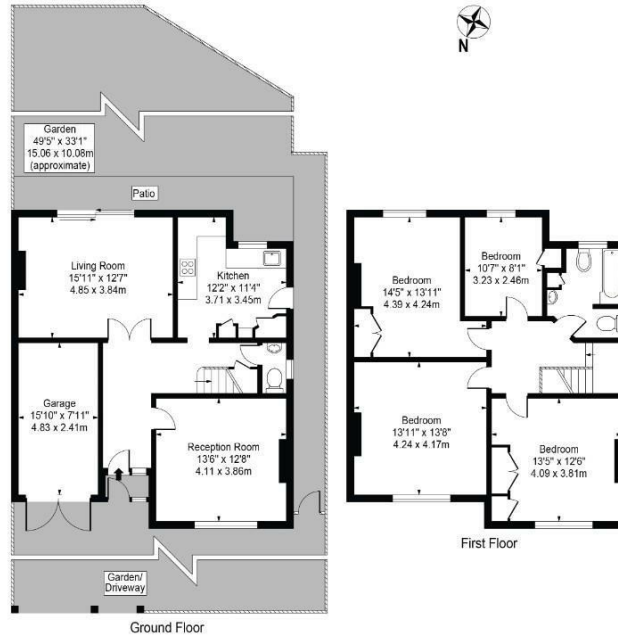
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Thorpewood Avenue, SE26 4BX
Approx. Gross Internal Area 1465 Sq Ft - 136.10 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 125 Sq Ft - 11.64 Sq M

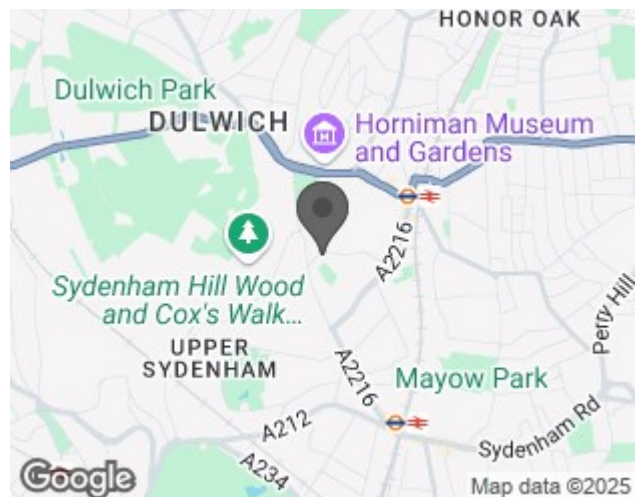


Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

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

Features

• Semi-detached • FREEHOLD • INTEGRAL GARAGE - With development potential subject to permissions • South facing rear garden • Off street parking • Close to HIGHLY ACCLAIMED SCHOOLS • 4 DOUBLE bedrooms • Scope to extend subject to permissions (LOFT and GROUND FLOOR REAR EXTENSION) • Over 1460 sq ft plus garage of 125 sq ft

Description

FREEHOLD

COUNCIL TAX BAND: F

EPC RATED: TBC

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THE PROPERTY:

This semi-detached property offers four double bedrooms (4th bedroom is a small double) over two generous floors. With over 1460 sq ft of space as well as an INTEGRAL GARAGE (which adds an additional 125 sq ft of space that could be developed subject to consents needed), OFF STREET PARKING, as well as a lush, south facing rear garden, and IS WITHIN THE CATCHMENT FOR ELIOT BANK SCHOOL (which is one of the most highly acclaimed and desirable schools locally and has been voted in Ofsted's top 10% of schools in the country) this house checks a lot of buying criteria off the list.

The reception and kitchen are positioned to the rear of the property both of which have direct access to the southerly facing garden.

The entrance hall and the first floor landing are both so spacious you would be forgiven for thinking they are rooms in their own right. An especially charismatic feature in the entrance hall is the original radiator which has been retained despite central heating being added in the rest of the house.

Although the kitchen has been modernised in recent years, the original pantry remains and is a wonderful feature both practically and charismatically. The current owner who has known this house for decades has told us how the pantry serves them better than many fridges retaining fresh produce for longer than expected being one great example.

There is a downstairs W/C in a practical position tucked out of sight, in addition to the full bathroom on the first floor.

The loft is vast as it spans the width / depth of the house and has potential to extend subject to any consents required. Buyers are advised to conduct their own due diligence if they are planning on extending. Permitted development rights may unlock extension potential without the need for planning permission. Hunters work in association with a highly acclaimed, locally based architect and can introduce buyers if they wish to explore ideas.

In our opinion the house is well suited to families who are targeting local schools, want to be close to green spaces (the Horniman play park is around the corner, as is Sydenham Woods, Horniman Museum and Gardens and the highly acclaimed Sydenham and Dulwich Golf Course)

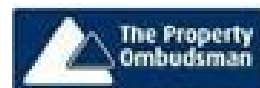
SCHOOLS:

Thorpewood Avenue is in proximity to many schools some of which have been rated in Ofsted's top 10%. In our experience, this a very attractive feature of the location. Some of the schools are listed below however, please note that there are several other highly rated schools locally:

Dulwich College – Church of England, boys, kindergarten, primary and secondary. This is a private school.



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Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



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

Sydenham School – secondary state girl school.

Forest Hill Boys – secondary state boy school.

Elliot Bank - Public, mixed, primary, rated Ofsted "Outstanding".

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

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

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

TRANSPORT

Forest Hill train station is served by the London Overground (Orange Line) and Southern Rail. Travel times to central London stations include:

London Bridge in approximately 15 minutes (change for Northern Line and Jubilee line)

Canada Water in approximately 12 minutes (change for Jubilee line)

London Victoria in approximately 40 minutes

Canary Wharf in approximately 24 minutes

Alongside the train links you will find several bus routes on the south circular which include 122 and 185 to Crystal Palace and Victoria to name a few.

SHOPPING, DINING OUT AND RECREATION

As well as having a Sainsbury's in both Forest Hill and Sydenham, 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, cafe's, delis and restaurants to name but a few of its excellent amenities.

Some of our favourite local eateries span across both Forest Hill, Honor Oak and Sydenham and include Miss Margarita and Bona (sour dough pizza restaurants), Canvas and Cream (great local cafe serving a selection of cakes, food and drink. They also host some art exhibitions) and the award-winning Babur Indian restaurant.

Off the high street in the town centre you'll find Forest Hill pools and library both of which have undergone refurbishment and located at the end of Thorpewood Avenue.

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 Forest Hill town centre. It's 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 to name a few, there is always something to enjoy at the Horniman.

Alongside the Horniman, other local attractions include One Tree Hill at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. In our opinion this is a hidden gem.

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

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

You can read more about One Tree Hill here:

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

You will also find nature reserves in proximity of the property on Devonshire Road and Garthorne Road.

Dulwich Park is in proximity, offering circa 29 hectares and is packed with historic features, exciting facilities, and

Sydenham Hill Woods is where you will find the highly acclaimed Cox's Walk (an avenue through the woods created in 1742 by publican Francis Cox) is another amazing landmark in proximity of the house. The Woods are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust's oldest nature reserve. Made up of approximately 11 hectares, Sydenham Hill Wood forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals. In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust's first nature reserve in 1982 and Cox's Walk came under the Trusts management in 1998.

Tucked behind Sydenham Hill Wood you will find yet another great attraction. The ever-popular Dulwich & Sydenham Hill Golf Club, which was founded in 1894. The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

Lordship Lane Dulwich offers a vast array of popular gastro pubs, well-established cafes and restaurants, highly acclaimed local independent businesses such as butchers, cheesemongers, fishmongers, wine and craft beer retailers to name but a few. It has an abundance of indie shops and its trendy, easy-going vibe is extremely sought after. With a Picture House cinema, Lordship Lane is famed as the home of famous children's writer Enid Blyton who was born at number 354. A blue plaque marks the spot. Today it is a hardware store, but Lordship Lane is still a great place to head to with a bunch of adventurous friends for great food and drink culture.

If you ever desire a further choice of drinking and eating establishments, the vibrancy of Dulwich Village can be found a walk or bus ride away. Dulwich Village is a charming historical village which was given conservation status in 1968. This upmarket area of South East London oozes charm and appeal. Highly acclaimed for its art gallery, green spaces and Belair House (a popular restaurant, wedding and events venue), Dulwich Village continues to entice high net worth individuals and families due to the varied and substantial family homes on offer and its world class schools.

If that wasn't enough, Crystal Palace Park is an English Heritage Grade II listed park which has been renovated is also accessible from the property. It is said to be one of the largest parks in South London and one of the most significant in Britain. It is home to the National Sports Centre, and offers a number of recreational activities and a variety of heritage features including, Italian terraces, café, children's play area, former boating lake, maze, fishing lake, concert bowl, children's farm and the highly acclaimed and wonderful Crystal Palace Park dinosaurs.

Please contact Hunters who act as sole agents to arrange your viewing appointment.