

HUNTERS®

HERE TO GET *you* THERE

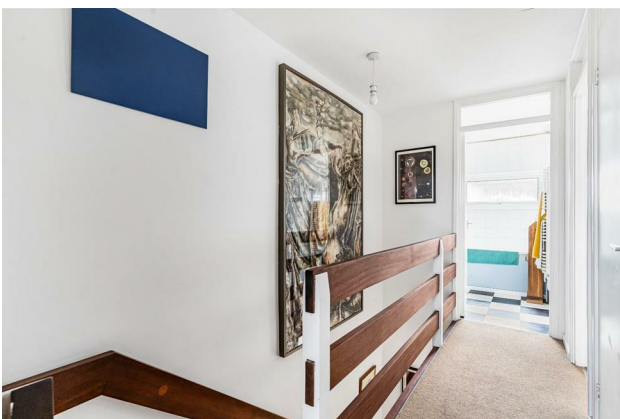
Hennel Close, SE23 2NT

Guide Price £550,000 to £600,000

Property Images



Property Images



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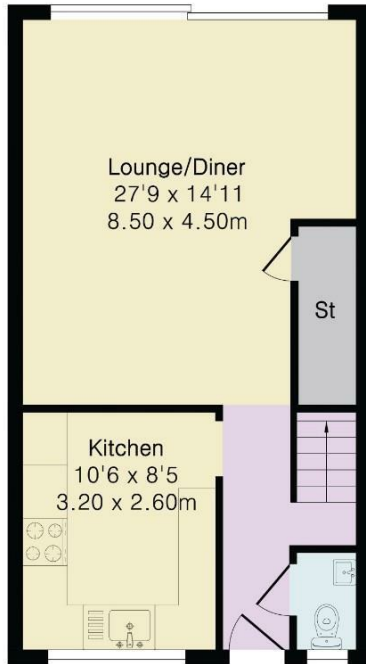
Property Images



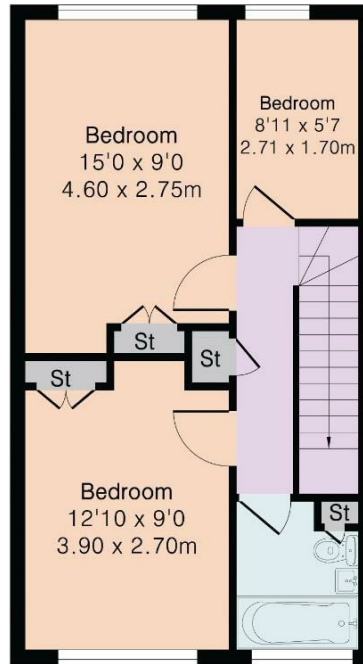
Approximate Gross Internal Area 826 sq ft - 76 sq m

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 413 sq ft – 38 sq m



Ground Floor

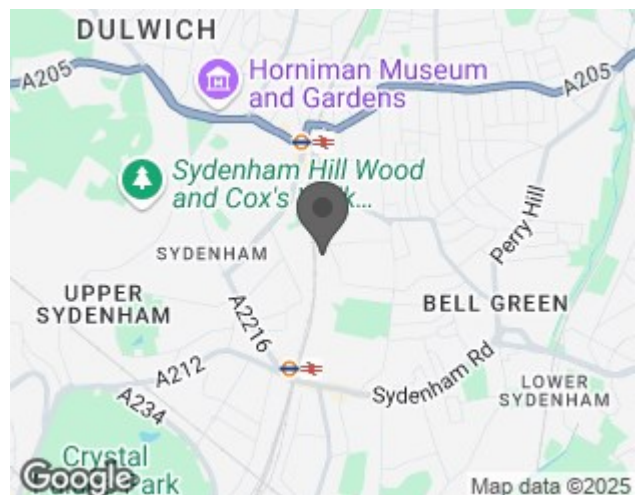


First Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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: Not specified Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

Guide Price £550,000 to £600,000

A three-bedroom house spanning approximately 826 sqft on Hennel Close offering its own private entrance and private garden. The property offers generous living space across two levels and is perfect for a family. The property is well maintained and well decorated. The property benefits from two-double bedrooms, a single bedroom, a family bathroom, separate living room with parquet flooring and a well sized family kitchen as well as a downstairs WC . From the living room there are sliding windows leading out to a south facing garden. The property also benefits from a patio and communal gardens offering play areas for children.

Features

• Guide Price - £550,000 to £600,000 • Freehold • Separate Kitchen/Living Room • Three Bedrooms • Downstairs WC • Quiet Residential Close • Private Garden • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC rated: TBC

Council tax band: D

Tenure: Freehold

Guide Price £550,000 to £600,000

A three-bedroom house spanning approximately 826 sqft on Hennel Close offering its own private entrance and own rear garden. The property offers generous living space across two levels and is perfect for a family. The property is well maintained and well decorated. The property benefits from two-double bedrooms, a single bedroom, a family bathroom, separate living room with parquet flooring and a well sized family kitchen as well as a downstairs WC . From the living room there are sliding windows leading out to a south facing garden. The property also benefits from a patio and communal gardens offering play areas for children.

This popular part of Forest Hill SE23 is in proximity to green spaces and the town centre where many amenities are located. We'll provide a brief of the area below, so please read our description to the end.

THE LOCATION:

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

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 TRANSPORT:

Approximately 0.6 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 15 minutes.

Canary Wharf in approximately in 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from along Mayow Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

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/>

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>

Verified Material Information

Council tax band: D

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On 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: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.