

# HUNTERS®

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**Cranston Road, SE23 2EZ**

**Guide Price £875,000 TO £925,000**

**Property Images**





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## Property Images





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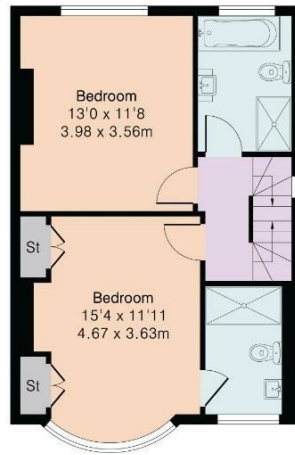
Ground Floor

**Approximate Gross Internal Area 1482 sq ft - 138 sq m**

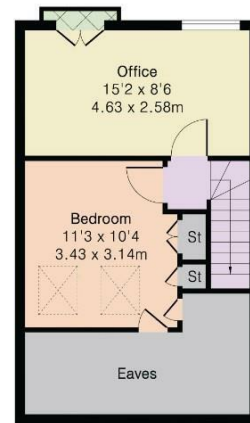
Ground Floor Area 684 sq ft – 64 sq m

First Floor Area 506 sq ft – 47 sq m

Second Floor Area 292 sq ft – 27 sq m



First Floor



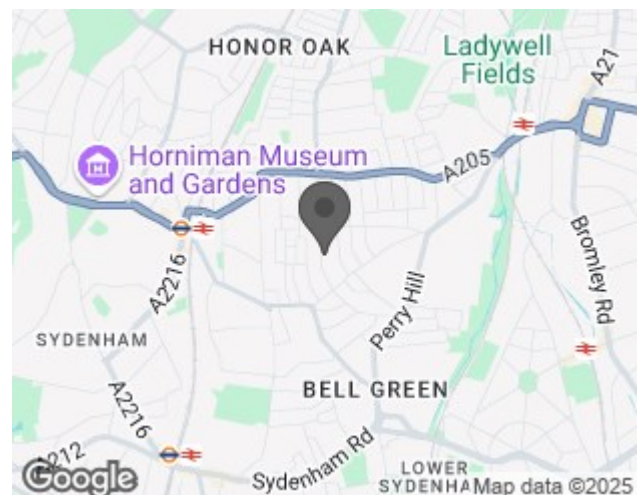
Second Floor



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 2

Tenure: Freehold

Guide Price £875,000 to £925,000

New to the market is this well-proportioned 4-bedroom home on this sought-after road in Forest Hill. Offering approximately 1,480 square feet of living space, the property offers accommodation arranged over three floors, boasting plenty of period character from original architectural features and bespoke joinery to high ceilings throughout.

## Features

- Guide Price £875,000 to £925,000 • Freehold Property • Four Double Bedrooms • Extended Open-Plan Kitchen/Dining Room • Two Family Bathrooms and Separate WC • Separate Reception Room • Garden with entertainment area including imported Fireplace • Driveway with space for two cars • In Proximity of Shops Restaurants and Amenities • In Proximity of Transport, Schools, Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D

FREEHOLD

Guide Price £875,000 to £925,000 - New to the market is this well-proportioned 4-bedroom home on this sought-after road in Forest Hill. Offering approximately 1,480 square feet of living space, the property offers accommodation arranged over three floors, boasting plenty of period character from original architectural features and bespoke joinery to high ceilings throughout.

Ideally located within walking distance of Forest Hill, Honor Oak Park and Catford stations, the home provides excellent transport links with easy, quick journeys into a range of central London destinations. It's also within the catchment areas of three highly regarded primary schools.

The house is approached via a large driveway and features an original porch and front door. Inside, the ground floor offers a welcoming hallway, reception room complete with floor-to-ceiling bookcases, a generous open-plan kitchen/dining/living area, and a separate downstairs WC. At the rear, bifold doors open onto decking that flows into a garden with lawn, mature plants and trees, and a raised mediterranean-style patio featuring an imported 1920s fireplace. A trio of large sheds are discreetly



positioned at the back, accessible by car via a rear alleyway. The property also enjoys handy side access.

Upstairs, you'll find four well-sized double bedrooms. The first floor includes two bedrooms and two bathrooms (one en-suite, the other with a real stone bath). On the second floor, one bedroom boasts ample built-in storage, while the other features French doors opening onto a Juliette balcony – offering views over the garden and the surrounding area.

Blending period charm with thoughtful modern upgrades, the home includes features such as log-burning fireplaces, an original staircase, underfloor heating in the bathrooms, an automated Velux window at the top of the property and double glazing throughout. The garden, in particular, provides a rare sense of blue-sky tranquillity that sets this property apart in the area.

The property is located approximately 0.6 miles from the main hub of Forest Hill which offers many cafés, restaurants and recreational facilities.

Forest Hill station provides transport via the East London Line with links to many London Stations including London Bridge in Approximately 15 minutes.

The following schools are offered locally:

Kilmore - Ofsted Rated Outstanding

Dalmain - Ofsted Rating Good

Eliot Bank - Ofsted Rating Good

Fairlawn - Ofsted Rating Good

The property is also less than a mile from the open space of Blythe Hill fields and its panoramic views over Canary Wharf, the City, Kent and Surrey.

For those residents who don't know the area so well here is a summary of transport and recreation found locally.

Three train stations are located approximately 0.5 to 0.8 miles from the property and offer some of the following travel times to central London stations:

Charring Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available along the road and for late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the junction of Brockley Rise which is almost opposite the property.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco, your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

Catford town centre is approximately 0.8 miles away but if you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand name shops and restaurants.

Locally, there are numerous points of interest and some of the most popular include:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

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 and SE6 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>

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.1 miles away) was refurbished a year or so ago and is now a popular gastropub with a beer garden out the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road (located off the south circular), with a handy chemist located next door and a post office further along the road.

Please contact Hunters to arrange your viewing.

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, Wood burner, and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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: E