

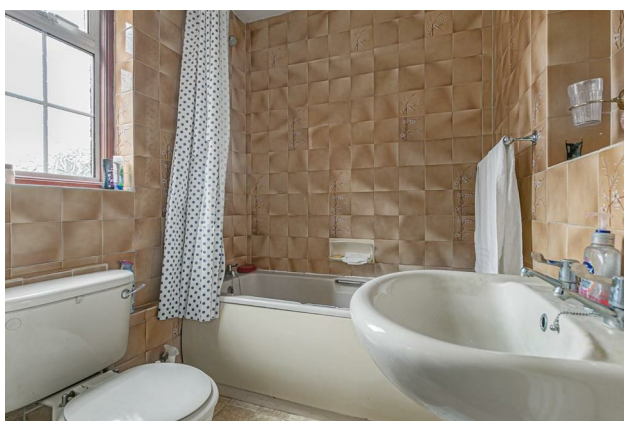
HUNTERS®

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Hurstbourne Road, London, SE23 2AA

550,000 to £600,000

Property Images



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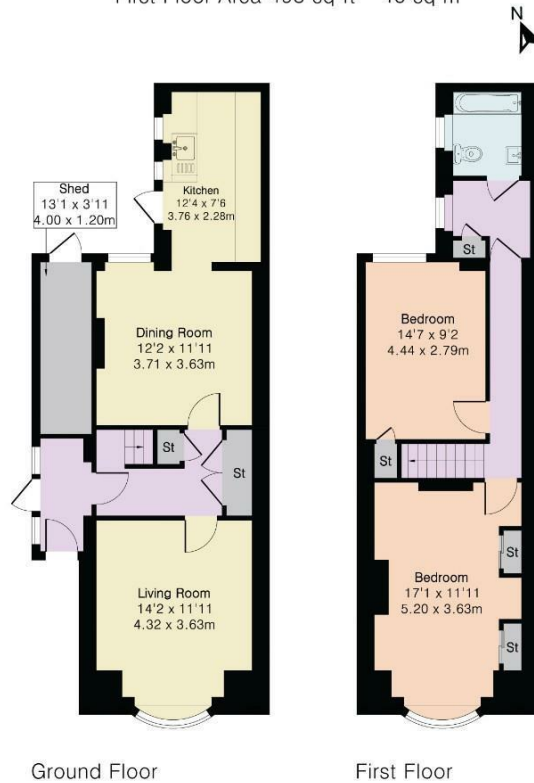
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Approximate Gross Internal Area 1180 sq ft - 101 sq m

Ground Floor Area 687 sq ft – 55 sq m

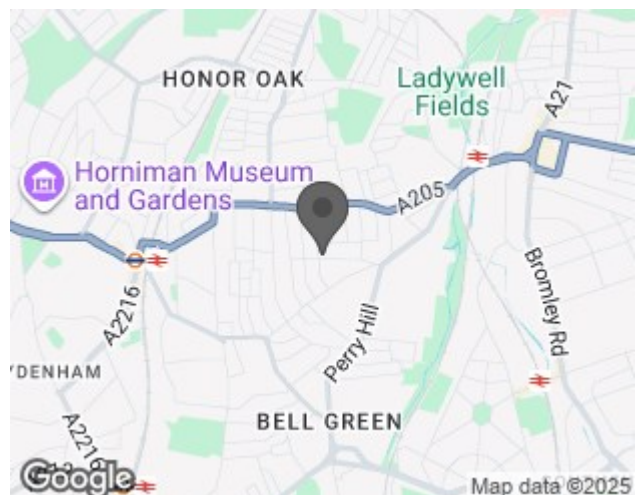
First Floor Area 493 sq ft – 46 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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 Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Guide Price £550,000 - £600,000

New to the market is this well-proportioned 2-bedroom house on this quiet and tranquil road.

This period property offers approximately 1180 sqft of living space and boasts plenty of character but is in need of refurbishment. The property has its own entrance and also a driveway offering off-street parking. The downstairs offers a porch, a separate living room, a semi-open plan kitchen and dining room, a shed and its own garden. Upstairs offers two double bedrooms and a family bathroom. There is also the potential to extend the property STPP.

Features

• FREEHOLD • GUIDE PRICE £550,000 - £600,000 • PERIOD PROPERTY • TWO-BEDROOM HOUSE • FRONT AND REAR GARDEN • SEPARATE LIVING ROOM • POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION • SEMI-OPEN PLAN DINING ROOM/KITCHEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links, Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D

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In proximity of Hurstbourne Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

SCHOOLS

Hurstbourne Road is in proximity of four schools which are rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

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".

TRANSPORT

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

Canada Water in approximately 12 mins
London Bridge in approximately 15 mins
Canary Wharf in approximately 15 mins
Cannon Street in approximately 20 mins
Charing Cross in approximately 21 mins
Blackfriars in approximately 23 mins
Victoria in approximately 25 mins
Kings Cross St Pancras in approximately 26 mins

Bus routes running to many stations are available from the end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (beautiful family-run traditional Sardinian dishes) and L'Oculto (Spanish wine bar and dining).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) has been voted CAMRA South East London pub of the year, known for its real ales and friendly staff. Expect roaring fires in Autumn and Winter plus traditional Irish music every Thursday evening.

The Honor Oak pub (approximately 0.5 miles away) was refurbished and is a popular gastropub with a beer garden out the back.

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...

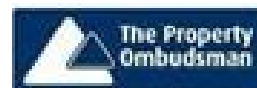
If you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Dulwich, Brockley, Greenwich, Deptford, Lewisham and Bromley to name a few. Both the latter have shopping centres and high streets with many well-known brand names shops and restaurants.

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 on the south circular.

LOCAL RECREATION



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally 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.

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find 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.

Blythe Hill Fields is also close by 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.

Please contact Hunters to arrange your viewing.

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Tenure: Freehold

Property construction: Standard

Parking: Off-Street

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Normal Mains

Heating: Electric and Gas Central Heating

Heating features: Double glazing

Broadband: Standard

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

Parking: Off-Street

Building safety issues: No



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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: No

Energy Performance rating: TBC