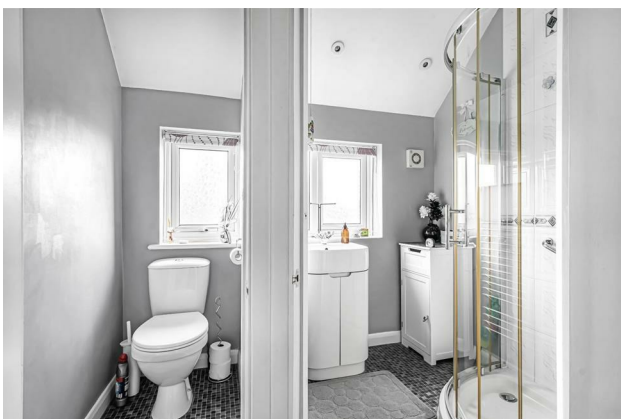
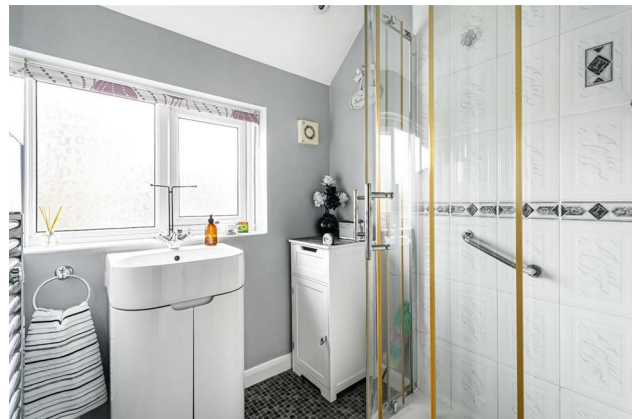


Lescombe Close, London SE23 2RR

Asking Price £700,000

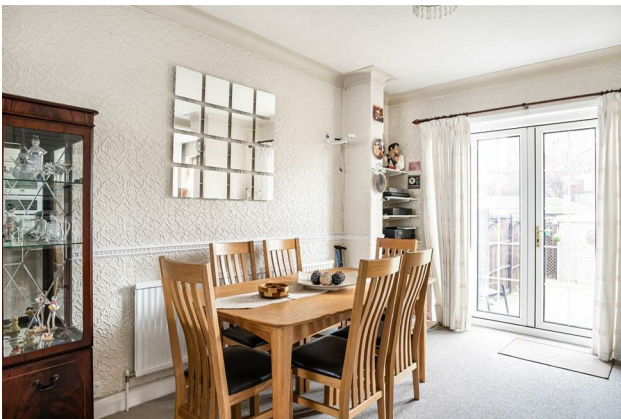
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**Approximate Gross Internal Area 1179 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 459 sq ft – 43 sq m

Second Floor Area 231 sq ft – 21 sq m

Garage Area 295 sq ft – 27 sq m



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 Beds: 4 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Asking Price £700,000

FREEHOLD

CHAIN-FREE

Hunters are proud to present to four-bedroom mid-terrace house at Lescombe Close spanning approximately 1,179sqft.

The property offers a double reception room, separate kitchen as well as front and back gardens on the ground floor. There is also the benefit of a garage.

The first-floor offers two-double bedrooms, a single bedroom and a family bathroom with a separate WC. This leads to the second-floor which contains an extension comprising of a double bedroom with ample storage.

The property would represent the ideal opportunity for family looking for a new home.

Features

• CHAIN-FREE • FREEHOLD • FOUR-BEDROOM HOUSE • FRONT AND BACK GARDENS • APPROXIMATELY 1,179 SQFT • DOUBLE RECEPTION ROOM • SEPARATE KITCHEN/FAMILY BATHROOM • In Proximity of Shops Restaurants and Amenities • In Proximity of Transport and Schools • In Proximity of Parks and Green Spaces

Asking Price £700,000

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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 property is located approximately 0.8 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:



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



Kilmorie - 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.

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

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 0.4 miles way) 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.

Hunters Estate Agents in Forest Hill have sold several houses and flats in proximity to Lescombe Close, SE23 over the last 10 years. The stats from a sale on Cranston Road, SE23 are:

- Offers received for 102.57 % of the guide price
- 22 viewings booked
- 2 offers received (statistically 9.1% of viewings booked resulted in an offer!)
- Offers received within 7 days of going to market
- Offer accepted on the 12th day of going to market
- Hunters also let and manage properties in surrounding roads within the locality