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63 Kirkdale, London, SE26 4BL

Guide Price £650,000 to £850,000

Property Images

















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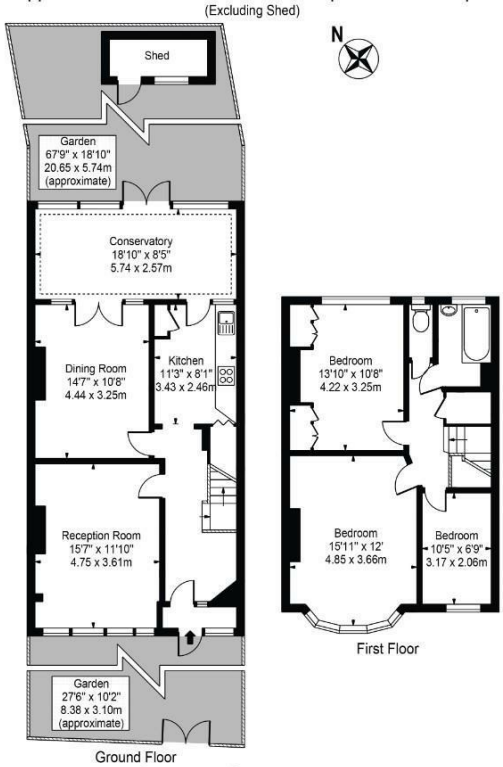
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Approx. Gross Internal Area 1302 Sq Ft - 120.96 Sq M

(Excluding Shed)



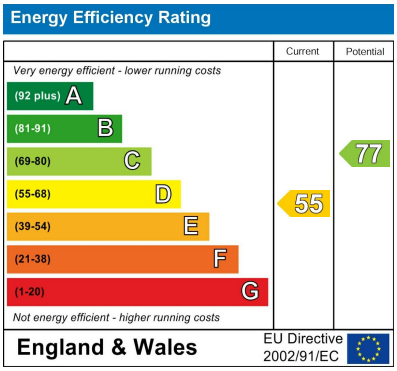
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

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



Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

CHAIN-FREE

FREEHOLD

Guide Price £650,000 to £700,000

This three-bedroom period property offers approximately 1,320 sqft of living space and boasts plenty of character. Downstairs offers two reception rooms, a conservatory, as well as a front and back garden. Upstairs consists of two double bedrooms, one single bedroom and a family bathroom.

Features

• CHAIN FREE • Three Bedrooms • Guide Price £650,000 to £700,000 • Front and Back Gardens • Two Reception rooms and Conservatory • FREEHOLD • In proximity of Parks and Green Spaces • In Proximity of Shops, Restaurants and Amenities

FREEHOLD

COUNCIL TAX BAND: E

EPC RATED: TBC

GUIDE PRICE £650,000 TO £700,000

THE PROPERTY:

A well-proportioned three-bedroom house offering approximately 1,302 sq ft of internal space. The ground floor includes a front reception room, a separate dining room, and a kitchen leading through to a conservatory at the rear. The conservatory provides additional living space with direct access to the garden.
The rear garden extends to approximately 67 ft and includes a shed. There is also a front garden. Upstairs, there are three bedrooms (two doubles and one single), along with a family bathroom and separate WC.
The property offers scope for updating and potential to extend, subject to planning permission.

Two of the greatest attractions of the location are not obvious in the visuals so we will offer a short description of each.

Baxter Field is a small local park with an area of open grassland and a children's playground. Known as Baxters to the locals, its hidden between the local properties that surround it. It's another little gem in this part of town alongside the woods and golf course we'll describe in more detail below. The park is reported to be associated with significant people from the printing industry that lived in the area historically such as George Baxter who the park was named after.

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

Dulwich Golf Course)

SCHOOLS:

Below are some of the well-known schools in the vicinity of the property:

Elliot Bank
Behaviour and Attitudes – Good
Early Years Provisions – Outstanding
Leadership and Management – Good
Personal Development – Good
The Quality of Education – Good

Kelvin Grove
Behaviour and Attitudes – Good
Early Years Provisions – Good
Leadership and Management – Good
Personal Development – Good
The Quality of Education – Good
Kilmorie School
Behaviour and Attitudes – Good
Early Years Provisions – Good
Leadership and Management – Good
Personal Development – Good
The Quality of Education – Good

All information from Locrating and correct as of 1/4/2026

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. 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 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 perfect picnic spots. Refurbished in 2006, the "Green Flag awards" winning park offers a children's playground, an excellent cafe, and a popular cycle hire outlet. The Francis Peek centre has a varied programme of activities to suit everyone.

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 form 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.

Hunters estate agents Forest Hill have sold several houses and flats near Kirkdale– SE26 over the last 10 years. The stats from a sale include:

• Offers received for 103.57% of the guide price
• 7 Viewings
• 3 offers received (42.85% of offers were received compared to viewings!)
• Offers received in 3 days of going to market
• Hunters also let and manage properties close to Kirkdale, SE26

Verified Material Information
Council Tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: Survey Instructed
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway, Gated, Off Street, and Private
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
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
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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.