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HERE TO GET *you* THERE

Thorpewood Avenue, London, SE26 4BU

GUIDE PRICE £1,000,000 TO £1,100,000

Property Images



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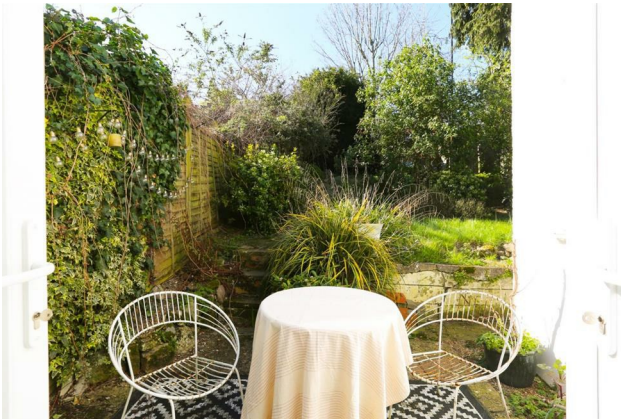
Property Images



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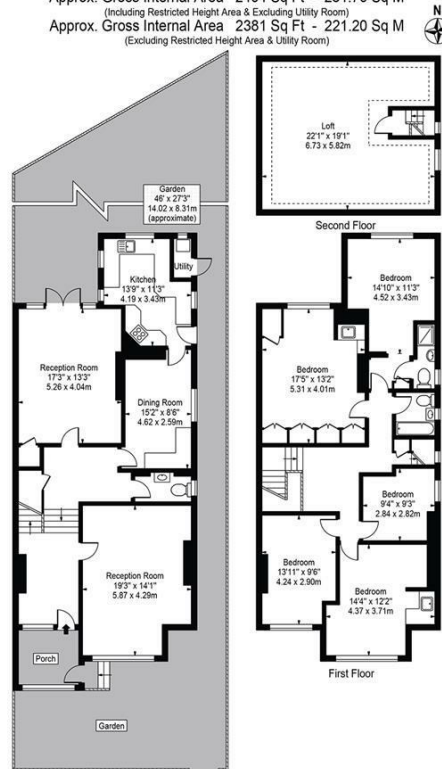
Property Images



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Thorpewood Avenue, SE26 4BU
 Approx. Gross Internal Area 2494 Sq Ft - 231.70 Sq M
 (Including Restricted Height Area & Excluding Utility Room)
 Approx. Gross Internal Area 2381 Sq Ft - 221.20 Sq M
 (Excluding Restricted Height Area & Utility Room)



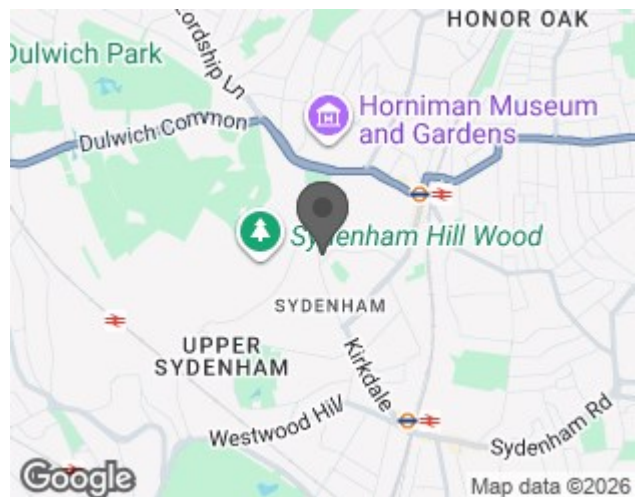
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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: 5 Bathrooms: 2 Receptions: 3 Tenure: Freehold

CHAIN-FREE

GUIDE PRICE £1,000,000 TO £1,100,000

This rare to the market Period Property on one of the most sought after roads in between Forest Hill and Sydenham. The property consists of 5 bedrooms, 3 reception rooms, 2 bathrooms (with separate WC), a rear garden and a loft with the potential to extend STPP.

Thorpewood Avenue is ideal for families as it offers good schools, shops, restaurants, amenities, great transport links and amazing selection of parks and green spaces.

Early viewing is highly recommended - this house is priced to sell.

Features

• GUIDE PRICE £1,000,000 TO £1,100,000 • CHAIN-FREE • FREEHOLD • POTENTIAL TO EXTEND STPP • IDEAL LOCATION IN THE HEART OF FOREST HILL • THREE RECEPTION ROOMS • WELL SIZED REAR GARDEN • FIVE BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

CHAIN-FREE

FREEHOLD

POTENTIAL TO EXTEND STPP

Guide Price £1,000,000 to £1,100,000

New to the market is this well-proportioned five-bedroom house in the heart of Forest Hill.

This five-bedroom period property offers approximately 2,494 sqft of living space and boasts plenty of character. Downstairs offers access through the porch to a grand entrance hall, two well-sized reception rooms, a separate kitchen, its own dining room and a utility room as well as its own private back garden. The property retains many of its original period features including high ceilings, coving, wooden flooring, sash windows and fireplaces.

The second floor offers five double bedrooms (two of which offer their own sinks and dressing areas), two family bathrooms and there is also access to an undisturbed loft which gives the option of extension STPP.

Thorpewood Avenue offers the perfect opportunity for a family looking to move to the area as there is a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces locally.

Here is what the owner had to say about the property:

The property is situated on the lovely Thorpewood Avenue. It's a quiet road and it has a great community spirit, all the neighbours get on well and look out for each other.

The house is incredibly spacious, often called the tardis as like Dr Who's tardis it looks small from the outside but really opens up on the inside.

We have kept lots of the original features that gives the house lots of character.

There is also lots of potential to change the house so buyers can put their own individual stamp on it.

Over the years I have put in an en suite shower room to one of the bedrooms, put in a central heating system, added a new boiler, repaired the roof, insulated the front porch and all the windows are double glazed.

The reason for selling the house is that after 25 years it's time to move on and I now live in France.

Local restaurants and shops include:

Lazy Chef, Tofu, Bona, The Dartmouth Arms, The Sylvan Post, The Signal and Matoom - Thai Bistro all of which have good google reviews.

There are several independent boutique and independent shops locally including The Bunka Store, Better Things, Cub & Pudding and Archie & Tallulah's Emporium.

Forest Hill is well known for its selection of Independent Coffee Shops and Delis such as St David Coffee House, Canvas & Cream and Ounce 10 Coffee.

There are a number of convenience stores locally and also a Sainsbury's supermarket for your main shopping.

Transport Links from Forest Hill include:

London Bridge in approximately 14 minutes.
Liverpool street in approximately 29 minutes.
Canary Wharf in approximately in 23 minutes.
Shoreditch High Street in approximately 23 minutes.
Victoria station in approximately 37 minutes.

There are also numerous bus services to surrounding areas and the City of London both through the day and night.

Local Schools include:

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

Sydenham School For Girls
Achievement of Pupils – Good
Behaviour and safety of pupils – Good
Leadership and management – Outstanding
Quality of teaching - 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

Leisure and Recreation

For leisure and recreation, residents can enjoy Forest Hill Pools and leisure centre, offering swimming facilities, a gym, and fitness classes.

The Horniman Museum and Gardens is a well-known local attraction, offering green open spaces, cultural exhibitions, a café, and regular events including markets and seasonal festivals.

Additional nearby green spaces include Sydenham Woods, Dulwich Park, and Crystal Palace Park, all of which provide excellent outdoor space for walking, cycling, and family activities. One Tree Hill is another local highlight, offering some of the most impressive panoramic views across London.

Overall, the location offers an excellent balance of urban convenience and access to nature, making it highly desirable for a wide range of buyers.

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 5 bedrooms, 3 receptions

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: None

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.