



4

Bedrooms



2

Bathrooms





This Victorian Townhouse is situated in a desirable location close to Forest Hill Railway and Overground station - SE23 London. Providing approximately 168 square meters (~1,800 square feet) of residential accommodation, the house is arranged over three floors and three mezzanine levels, and briefly comprises entrance hall, three reception rooms, two kitchens, two bathrooms, four good size bedrooms, front and rear gardens and off-street parking for two vehicles.

Features include high ceilings, some with traditional moulded cornicing, timber panelled doors, original hardwood balustrades, built-in wardrobes, gas fired central heating, double glazed windows, and a newly gated and tarmaced shared drive, providing direct access to Stanstead Road. The roof was also remodelled several years ago.  
Tenure: Freehold  
Council Tax: Band E  
EPC Rating: D





## Victorian Townhouse For Sale - SE23 London

This spacious Victorian Townhouse is situated in a very desirable location close to Forest Hill Railway and Overground station and offers very convenient amenities beginning just moments away from the front door. These including a local supermarket, restaurants, take aways, beauty and hairdressing salons, and a vast array of shopping facilities.

The property has been in the family for three generations and is one of only a few houses in this part of the neighbourhood that has not been converted into flats. This impressive home is offered with the benefit of Freehold tenure.

Providing approximately 168 square meters (~1,800 square feet) of residential accommodation, the house is arranged over three floors and three mezzanine levels, and briefly comprises entrance hall, three reception rooms, two kitchens, two bathrooms, four good size bedrooms, front and rear gardens and off-street parking for two vehicles.

Features include high ceilings, some with traditional moulded cornicing, timber panelled doors, original hardwood balustrades, built-in wardrobes, gas fired central heating, double glazed windows, and a gated, newly laid drive - leading to the parking area at the rear of the garden. The roof was also remodelled several years ago.

Suitable for a large family, or for dividing into two flats, or for a range of development opportunities (SPP), or for conversion into an HMO.

**Tenure: Freehold**

**Council Tax: Band E**

**EPC Rating: D**

Interested? To avoid missing out on this unique property, we highly recommend viewing at your earliest opportunity - by appointment only.

To make an appointment, please get in touch now:

Tel: 020 8464 1854

Web: [jollyeandwood.com](http://jollyeandwood.com)

Email: [info@jollyeandwood.com](mailto:info@jollyeandwood.com)

**Entrance hall** *6.80m x 1.30m (22.31ft x 4.27ft)*

A traditional entrance hall with high corniced ceilings and panelled doors leading to the reception rooms, breakfast room, rear exit door and stairs to the Kitchen mezzanine and to the higher floors.

**Reception room** *4.26m x 3.74m (13.98ft x 12.27ft)*

Feature reception room with double-glazed window to the front, detailed corniced ceiling and centre rose, wall light points, tiled fireplace and hearth with gas fire, radiator, electrical points and large double panelled doors leading to the dining room.

**Dining room** *3.38m x 2.83m (11.09ft x 9.28ft)*

Double-glazed window to the rear, high ceilings, radiator, electrical points and large double panelled doors leading to the receptoin room.

**Breakfast room** *3.35m x 2.62m (10.99ft x 8.60ft)*

Double-glazed window to the side, radiator, electrical points and panelled door to the lower kitchen.

**Lower kitchen** *2.56m x 1.39m (8.40ft x 4.56ft)*

Double-glazed window to the rear and side, radiator, wall and base kitchen units, laminated worksurface with integrated stainless steel sink and drainer with mixer tap, stainless steel gas hob, stainless steel gas oven, space and plumbing for a washing machine, electrical points and vinyl flooring.

**Lower bathroom** *2.43m x 1.30m (7.97ft x 4.27ft)*

Double-glazed window to the rear, panelled bath with mixer tap and shower attachment for showering over the bath, close coupled W.C., wash hand basin with hot and cold taps, ceramic tiled walls and Ceramic tiled flooring.

**Main kitchen** *4.49m x 2.75m (14.73ft x 9.02ft)*

Double-glazed window to the rear and side, radiator, wall and base kitchen units, laminated worksurface with integrated stainless steel sink and drainer with mixer tap, stainless steel gas hob, extractor hood, stainless steel electric oven, gas boiler, electrical points and vinyl flooring.

### **First floor landing**

**Master bedroom** *4.93m x 4.15m (16.17ft x 13.62ft)*

Master bedroom with two double-glazed windows to the front, detailed corniced ceiling and centre rose, stone fronted feature fireplace and brick hearth and a gas fire, radiator, electrical points and carpet as fitted.

**Bedroom two** *3.05m x 2.83m (10.01ft x 9.28ft)*

Bedroom two with double-glazed window to the rear, corniced ceiling, fitted wardrobes, radiator, gas fire, electrical points and carpet as fitted.

**Shower room/Utility** *2.53m x 2.71m (8.30ft x 8.89ft)*

### **Second floor landing**

**Bedroom three** *5.05m x 4.15m (16.57ft x 13.62ft)*

Bedroom three with two double-glazed windows to the front, built-in wardrobe with louvre doors, radiator, electrical points and vinyl flooring as fitted.

**Bedroom four** *3.05m x 2.85m (10.01ft x 9.35ft)*

Bedroom four with double-glazed window to the rear, fitted wardrobes with chests or drawers, radiator, gas fire, electrical points and carpet as fitted.

**Cellar space** *(0m x 0m)*

Accessed from the lower landing and small door from the rear of the property, this cellar space has potential for development into good storage.

**Rear garden** *22.00m x 5.22m (72.18ft x 17.13ft)*

Accessed from the rear exit door there is a concrete patio that opens out into the garden with a brick wall to the left and a path taking you to the parking spaces (inc. in the measurements).

**Front garden** 5.00m x 5.22m (16.40ft x 17.13ft)

Brick wall to the front with a metal gate and pathway leading to the uPVC double-glazed front door.

**Two parking spaces**

This parking is accessed from a secure gated shared private drive to the rear of the property and is included in the measurements at the end of the rear garden.

