



Marler Road, London, SE23

Offers in excess of £1,000,000

Beautiful Victorian end of terrace house | Four Bedrooms |
Two reception rooms | Two Bathrooms | Private driveway |
Garage | Chain free | Potential to extend STPP | Kilmoreie
School catchment |



DESCRIPTION

Winkworth are delighted to welcome to the market this beautiful four-bedroom, end of terrace family home set within the highly sought after Marler Road in Forest Hill.

The well-presented accommodation on offer comprises a private entrance, a 15'3 reception room leading into an open plan kitchen, large three-piece shower suite with adjoining utility space, and a further reception room with an outlook to the stunning well-established rear garden.

A grand hallway is flooded with natural light and leads you to the first floor where to the rear is the first bedroom which overlooks the garden. A small double occupies the middle of the first floor alongside the separate WC. To the front of the first floor is bedroom three and the master bedroom benefitting from a beautiful bay window. The family bathroom is also located at the front of the property.

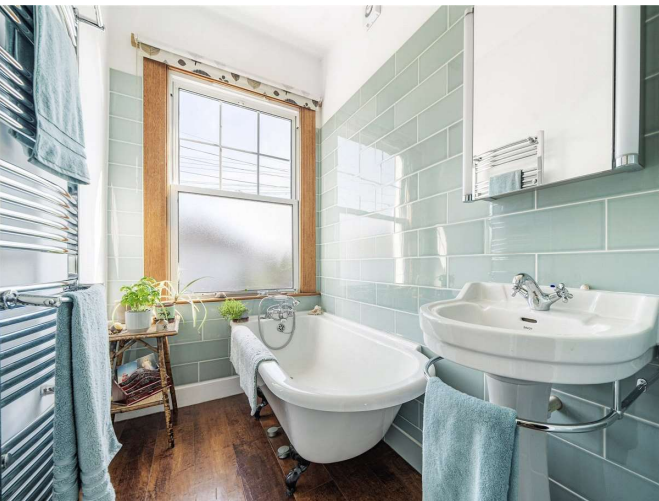
Externally there is a well-kept garden to the rear aspect of the property with a grass area. At 81'9 it's a great space and ideal for a family.

Being the end of terrace, this property boasts a footprint far greater than any other house in the road allowing potential buyers to extend to the sides and also up into the loft space STPP.

With a private driveway and garage area this house is truly exceptional, and we would highly recommend to book an appointment to view as soon as possible.

AT A GLANCE

- Beautiful Victorian end of terrace house
- Chain Free
- Kilmorie School catchment
- Potential to extend STPP
- Private driveway
- Garage



LOCATION

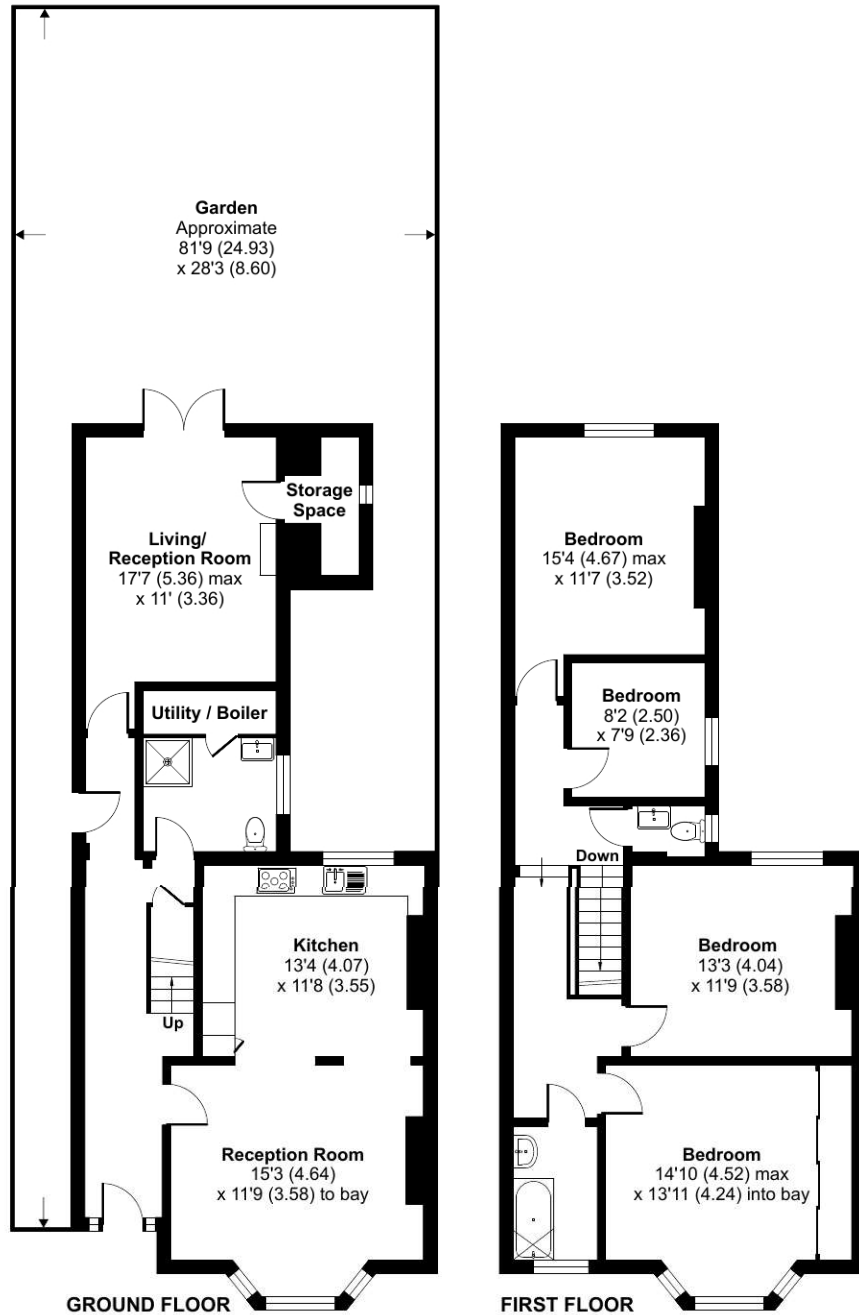
This stunning family home is located in the heart of Forest Hill. Locally there is a great choice of green spaces and parks with the much-admired Horniman Museum and Gardens a short stroll away. The area is popular with families due to a superb choice of Ofsted Outstanding schools including Kilmorie and Rathfern primary Schools which are within approx. 0.3 miles of the property. There are plenty of local amenities with Forest Hill Pools and library close by and a variety of independent cafes, restaurants and bars including the sour dough pizzeria Bona and the Blythe Hill Tavern which is much admired by locals. Honor Oak and Catford are also within easy distance offering a vast choice of amenities and transport options.

From Forest Hill there are great connections for commuters across the capital with the Overground a short walk away connecting to Canada Water in less than approx. 15 minutes, Shoreditch High Street in around 20 minutes, with Highbury and Islington approx. 35 minutes away. There are mainline services which connect to London Bridge within around 15 minutes, it is also possible to reach Victoria directly. Locally there is also the option of the Thameslink service at Catford Bridge connecting to Peckham Rye and Blackfriars. Both stations in Catford are only a 10 min walk away, from Catford Bridge you can get to London Bridge in 11 mins and to Charing Cross in 25. This is in addition to the Cannon St and Blackfriars services.

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Approximate Area = 1621 sq ft / 150.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1125610

COUNCIL TAX- E
LOCAL AUTHORITY - Lewisham
FREEHOLD

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	