

Stanfords

— sales & lettings —



£1,100,000

4 bedroom semi-detached house

Perry Vale
Forest Hill
SE23

Read all about it...

Trehaine is a wonderful example of a turn-of-the-century 'arts and crafts' era home. 'Trehaine' is named after the 'T' in (Edward) Christmas, the name of the local joiner whose trademark craftsmanship can be seen in the neighbouring properties that are named after each letter from his wife Laura's name and then his own. The buildings include his personal trademark elements and due to their local distinction, the houses on Perry Vale now form part of the Christmas Conservation Area in Forest Hill.

Externally, the property features the beautiful deep red clay brickwork and traditional roughcast rendered first floor with clay tiled roof. The original timber sash windows and detailed canopy over the front door stand out as exquisite examples of their time. There is off-street parking for 1 vehicle with potential for the hardstanding to be increased to accommodate further vehicles if required. The rear garden can be accessed via the side passage. The rear garden extends approximately 60' from the back of the property.

Internally, the ground floor comprises; a welcoming entrance hall with beautifully maintained original floor tiles. The wooden decorative elements such as the skirting boards, banister, spindles and architraves are part of the charm of a 'Christmas house' and have been painstakingly hand-restored to the original wood. There are 2 reception rooms that feature the original fireplaces and overmantels. Throughout the rest of the house, the creative flare of Christmas can be seen in its unspoiled glory.

Having been lovingly maintained over the years by the same family who have occupied the house since the 70s, the property offers an opportunity for development.



**CHRISTMAS HOUSE
'ARTS & CRAFTS' HOME
0.4MI TO FOREST HILL STATION**

**SEMI DETACHED WITH SIDE
ACCESS
ORIGINAL FEATURES**

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GROUND FLOOR

Entrance Hall

4.77m x 3.28m (15' 8" x 10' 9")

Pendant lights, wall to ceiling cornicing, wood panelling walls, picture rail, stained glass windows, original cast iron fireplace and tiled hearth, radiator, tiled flooring.

Reception Room

4.71m x 4.16m (15' 5" x 13' 8")

Pendant light, wall to ceiling cornicing, picture rail, sash bay window, original cast iron fireplace with wood surround and tiled hearth, dado rail with wood panelling, radiator, fitted carpet.

Dining Room

5.07m x 4.44m (16' 8" x 14' 7")

Pendant light, wall to ceiling cornicing, picture rail, sash bay window with French doors to garden, original cast iron fireplace with brown surround and white tile hearth, radiator, fitted carpet.

Kitchen

3.56m x 3.27m (11' 8" x 10' 9")

Pendant lights and spotlights, wooden cupboards and shelves, tiled walls, overhead fan extractor, wood worksurfaces, sink, door to garden, stripped wood floorboards and tiled flooring.

Shower Room

2.18m x 2.06m (7' 2" x 6' 9")

Spotlights, wood cladding ceiling, tiled walls, frosted window, shower, built-in cupboard, sink, WC, tiled flooring.

FIRST FLOOR

Bedroom

3.59m x 3.51m (11' 9" x 11' 6")

Pendant light, wall to tiled ceiling cornicing, picture rail, sash windows, radiator, stripped wood floorboards.

Bedroom

4.32m x 4.13m (14' 2" x 13' 7")

Pendant light, sash bay windows, built-in matching wardrobes, radiator, fitted carpet.

Bedroom

5.06m x 4.13m (16' 7" x 13' 7")

Pendant light, picture rail, sash bay windows, original cast iron fireplace with white surround and tiled hearth, radiator, fitted carpet.

Bedroom

3.59m x 2.88m (11' 9" x 9' 5")

Spotlights, sash window, dado rail with wood panelling, built-in wardrobe, radiator, stripped wood floorboards.

WC

1.44m x 0.85m (4' 9" x 2' 9")

Pendant light, window, WC, stripped wood floorboards.

Bathroom

2.24m x 1.71m (7' 4" x 5' 7")

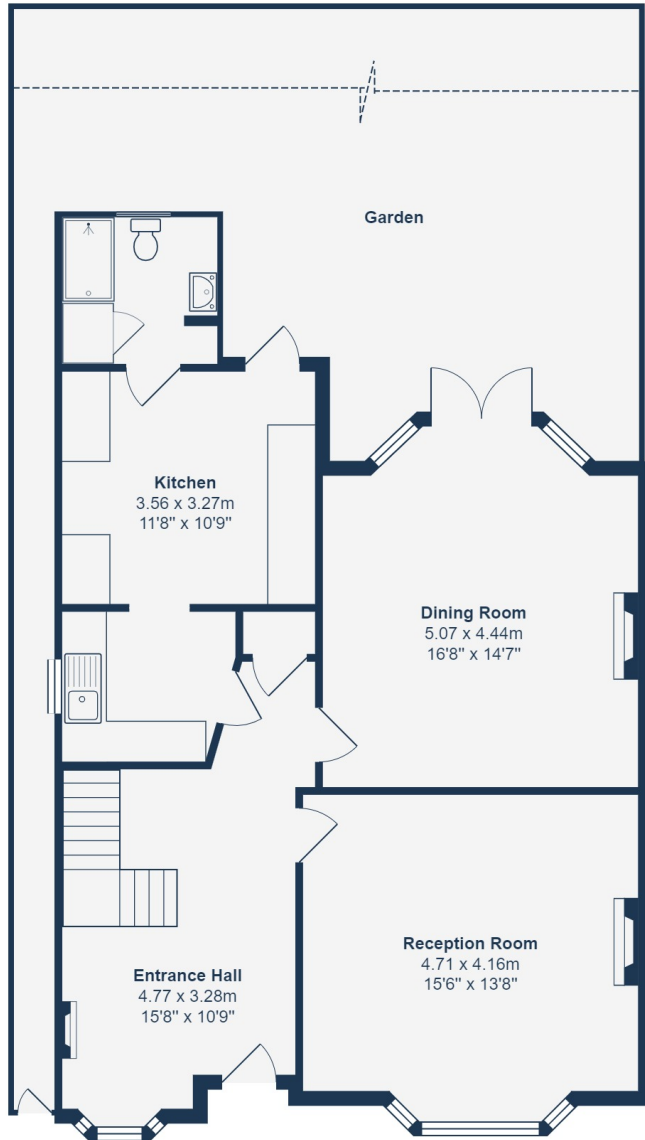
Spotlights, wood cladding ceiling, stained glass window, walls tiles, bathtub, stripped wood floorboards.

OUTSIDE

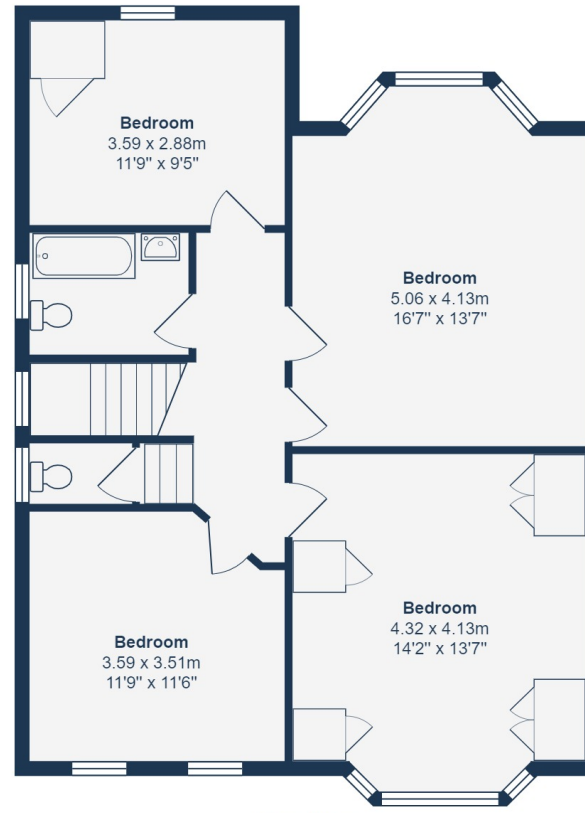
Garden

9.45m x 21.43m (31' 0" x 70' 4")

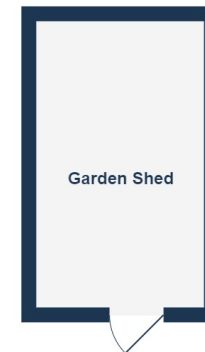
Patioed dining area, garden shed, surrounding garden space, tiered garden.



Ground Floor



First Floor

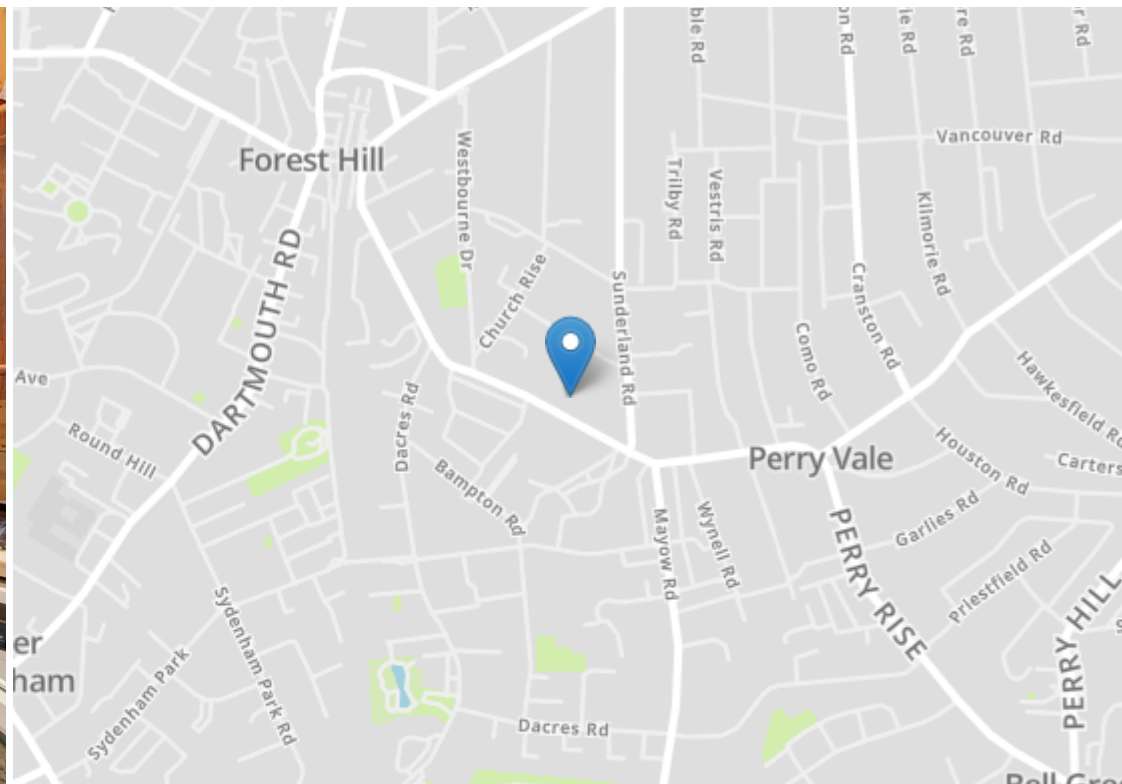


Total Area: 159.8 m² ... 1720 ft² (excluding garden shed)

All measurements are approximate and for display purposes only







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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