



## *The Agent's Perspective...*

*"Traveling along this beautiful tree-lined avenue to this handsome double-fronted detached home, it is easy to see why many of the houses in this location become 'forever' homes and therefore rarely come on the market for sale.*

*Within easy reach of a range of excellent schools, the social attractions of the Ballyhackamore area and the sporting and leisure facilities at CIYMS, everything is right on the doorstep.*

*Set off by lovely, mature enclosed gardens this is the epitome of a true family home.*

*The last owners loved this home for 59 years so don't miss this once in a lifetime opportunity".*





Family room



Dining room



Oak panelled reception hall and staircase to first floor  
EXPERIENCE | EXPERTISE | RESULTS

### *The facts you need to know...*

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Handsome double-fronted detached family home

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5 bedrooms 3 reception rooms plus dining kitchen

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Lovely enclosed, mature, sunny rear garden

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Ideal location for access to leading schools; Campbell College, Strathearn, Bloomfield Collegiate, Ashfield Boys & Girls, Belmont Primary, Strandtown Primary Greenwood Primary and St Joseph's Primary

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Attractive, and much admired, tree-lined avenue

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A true family home - full of character and charm including bay windows, oak panelled entrance hall, plate rack, picture rails and cornices

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Oil fired central heating

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A rare opportunity to purchase in this location with homes seldom coming to market - a real 'forever' home

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Detached garage and parking for several cars

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Kitchen open to breakfast area



Breakfast area overlooking rear garden



Utility room

*The property comprises...*

**GROUND FLOOR**

**COVERED OPEN PORCH** Bevelled glass front door.

**OAK PANELLED RECEPTION HALL:** Plate rack.

**CLOAKROOM:** Oak panelled walls. Wash hand basin leading to separate WC.

**FAMILY ROOM:** 17' 0" x 12' 0" (5.18m x 3.66m) (into bay window) Fireplace with tiled inset and hearth, hardwood surround. Picture rail. Coved ceiling.

**LIVING ROOM:** 14' 0" x 11' 10" (4.27m x 3.61m) (into bay window) Picture rail. Coved ceiling.

**DINING ROOM:** 15' 0" x 12' 0" (4.57m x 3.66m) Looking onto sunny rear garden.

**EXTENDED KITCHEN AND BREAKFAST AREA:** 18' 10" x 15' 0" (5.74m x 4.57m) Extensive range of oak high and low level cupboards, oak laminate worktops, inset single drainer composite sink and mixer tap, fridge, dishwasher, double oven, four ring ceramic hob, slate effect vinyl flooring to breakfast room, lovely views into private garden.

**UTILITY ROOM:** 12' 0" x 7' 6" (3.66m x 2.29m) (into Boiler Room) Double drainer stainless steel sink unit, plumbed for washing machine, range of cupboards, part tiled WALLS, door to front as bin storage and UPVC oil tank, door to:

**BOILER ROOM:** Oil fired central heating boiler.

Half oak panelled staircase with barley sugar twist spindles and hardwood handrail to:



Main bedroom with extensive range of built-in wardrobes

**FIRST FLOOR:** Stained leaded glass window lighting hall stairs and landing.

**BEDROOM (1):** 15' 0" x 11' 10" (4.57m x 3.61m) (into bay) Including extensive range of built in robes, overlooking rear garden.

**BEDROOM (2):** 13' 0" x 12' 0" (3.96m x 3.66m) View to front.

**BEDROOM (3):** 12' 0" x 9' 10" (3.66m x 3m) Picture rail, coved ceiling, oak effect laminate flooring, view to front.

**BEDROOM (4):** 9' 3" x 9' 10" (2.82m x 3m) Pedestal wash hand basin. View into rear garden.

**BEDROOM (5):** 9' 3" x 5' 10" (2.82m x 1.78m) Oak effect laminate flooring, picture rail, coved ceiling, feature arched stained leaded glass window. Potential as en-suite shower room.

**BATHROOM:** 8' 6" x 6' 3" (2.59m x 1.91m) Panelled bath with mixer tap, pedestal wash hand basin, tiling, recessed lights, shower cubicle with Mira Sport instant heat shower. Hot press with lagged copper cylinder and immersion. Separate low flush WC. Fully tiled.

**LANDING:** Aluminium ladder to large roofspace with flooring, light, excellent storage.

**OUTSIDE**

**DETACHED MATCHING GARAGE:** 18' 0" x 10' 6" (5.49m x 3.2m) Up and over door. Light and power.

Brick paviour driveway with parking and turning space.

Large mature garden to front and enclosed to rear in lawns, flowerbeds, shrubs, hedges and mature trees. Flagged patio. Automatic floodlights.



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5 or possible shower room

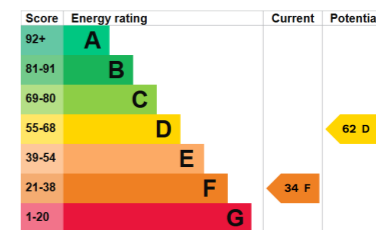
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?		●	
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?		●	
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any substantial restrictive covenants in Title?		●	

**UTILITIES**

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

**ENERGY EFFICIENCY RATING (EPC)**



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold / freehold / term / ground rent £

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026 /2027 is £3,105.00

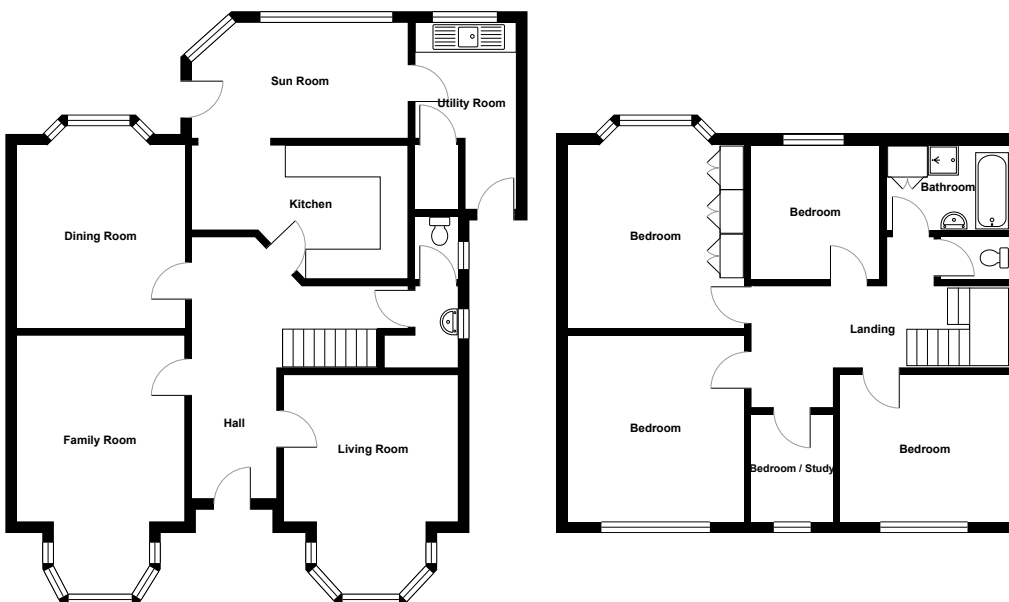
**VIEWING:** By appointment with **RODGERS & BROWNE**.

*Location:* Knocklofty Park runs from Wandsworth Road through to Hawthornden Road



Sunny, enclosed, rear garden

## Floor plan



Total Area: 165.6 m<sup>2</sup> ... 1783 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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EXPERIENCE | EXPERTISE | RESULTS