

23, Ebsworth Street, SE23 1ER · 3 bedroom House

£700,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

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## Property description

An utterly charming three double bedroom Victorian freehold half house with a SOUTH facing garden, located on this quiet residential street a short walk from Honor Oak Park station.

The house has an imposing red brick facade and a small front garden that has been neatly landscaped with natural stone tiles and a cast iron fence shielding it from the street.

The ground floor has two reception rooms, one at the front of the house and one at the back, both are light and airy with fireplaces and sash windows, there are stripped painted original floorboards in the dining area and carpets in the lounge.

The reception/dining room at the back leads through to the Kitchen which has been sympathetically modernised with a contemporary finish. There are plenty of base and wall mounted units with wooden worktops above housing the gas hob, sink and oven with extractor above.

A glass framed door opens up the kitchen to the side return where there is a sandstone patio leading to the lovely SOUTH facing rear garden. The patio extends out into the garden where there is an outdoor cupboard housing the washing machine and offers additional storage, this area then connects to a wooden deck and beyond this is a large shed with electricity at the back.



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Upstairs are the two double bedrooms on the first floor, the master bedroom is at the front and the 2nd bedroom faces the rear of the house. Both are nicely decorated with carpeted floors, feature fireplaces, sash windows and original doors.

The family bathroom at the back of the property is a very generous size offering enough space for a separate shower enclosure accompanied by a bath, toilet and wash hand basin. There are creature comforts such as a heated towel rail, tiled floors and walls and a large sash window flooding the room with natural light.

The top floor has been converted to create a lovely master bedroom suite.

The bedroom has luxuriously thick carpets and nice views over the rooftops though a Juliette balcony at the rear.

The lavish en-suite shower room has fashionable grey tiled floors that are mirrored in the luxurious shower enclosure. There is a contemporary wash hand basin with vanity unit and toilet. A frosted window to the rear allows for natural light and ventilation.

Ebsworth St is approximately 5 mins walk to Honor Oak Park station where there are regular services to London Bridge (around 15mins) as well as London Overground services to Shoreditch and Highbury and Islington. The trendy high street boasts a range of independent shops, cafes, bars, a deli and several highly-recommended restaurants. Nearby green leafy open spaces can be found at Blythe Hill Fields, One Tree Hill and Horniman gardens all offering fantastic views of the London Skyline.

## Property features

- Charming 3 double bedroom freehold half house
- SOUTH facing rear garden with outdoor store and shed
- Neatly landscaped front garden with natural stone tiles and a cast iron fence
- Cosy reception room
- Dining room with stripped and painted original wooden floors
- Kitchen with plenty of cupboards
- Family bathroom with separate shower enclosure
- Converted loft to create a bedroom suite with separate shower room
- Close to amenities and open green spaces such as Blythe Hill fields and Horniman gardens.
- Close to Honor Oak Park Station (London Bridge and Overground)



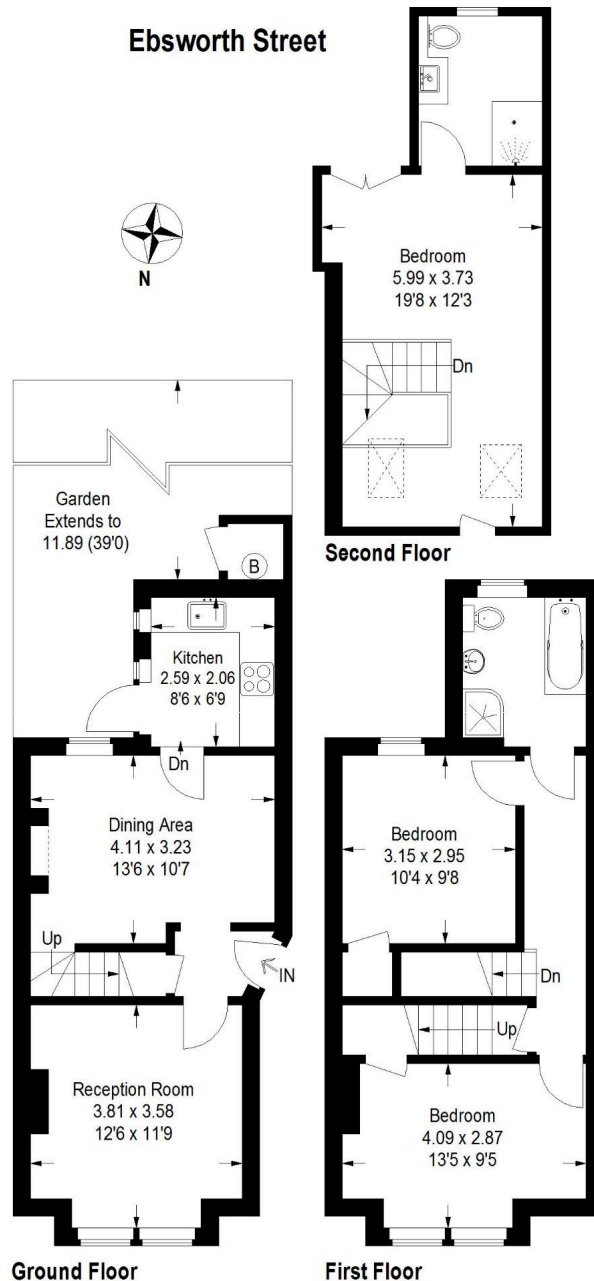
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Approximate Gross Internal Area = 101 sq m / 1087 sq ft  
Boiler Room = 0.9 sq m / 10 sq ft  
Total = 101.9 sq m / 1097 sq ft  
Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates



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