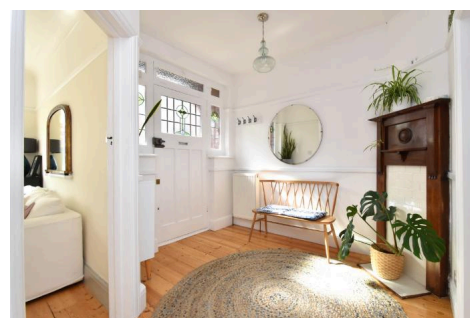
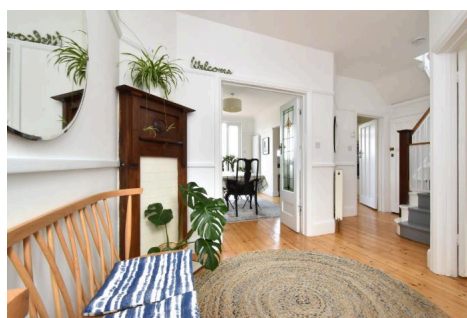


8, Netherby Road, SE23 3AN · 4 bedroom House

£1,250,000



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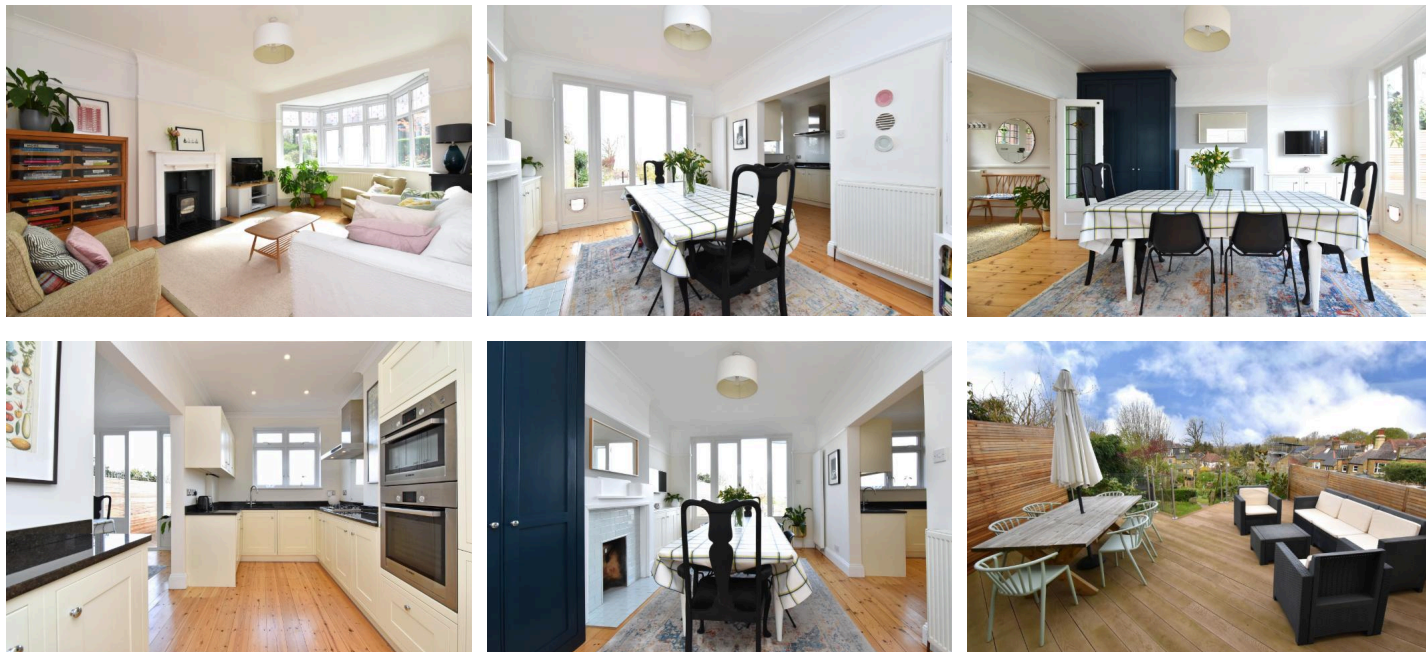
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Property description

VIEWING DAY SATURDAY 23RD APRIL. Sat proudly on one of Honor Oak's premier residential streets is this superb 4 bedroom semi-detached family home that offers spectacular views of the London skyline from every floor at the rear of the house. The property is offered to the market CHAIN FREE and in excellent condition throughout boasting well-proportioned accommodation, a lovely kitchen dining room leading to a large 130 ft landscaped North West facing rear garden. The house also comes with off street parking, double glazing throughout, two luxurious bathrooms and a fabulous main bedroom suite with breathtaking views.

The house is set back from the street by a front garden and driveway with large front bay windows and stained glass original front door which is protected by an overhanging porch.

Upon entry there is a large entrance hall with a feature fireplace with original surround and original wood flooring that runs through almost every room in the house. There is a winding staircase that is well lit by a large window to the side, underneath is a handy downstairs toilet and some storage.

A bright reception room can be found at the front of the house offering high ceilings, original wooden flooring, a pretty centrepiece fireplace with a wood burning stove and a large bay window that illuminates this room with natural light.



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The kitchen dining room is at the back of the house and is accessible from the hallway through the large original stained glass double doors and second door beside the stairs. The dining room has large floor to ceiling French doors that open up to a huge raised deck that give the first glimpse of the superb views of the London skyline and offers enough space for an outdoor dining room table and chairs and a large garden sofa. The dining room has a lovely feature fireplace with built in storage cupboards in the alcoves.

The kitchen is fitted with wall and base mounted cream cupboards. The appliances are integrated with granite worktops and sink that sits neatly under the window overlooking the garden and beyond.

The large rear garden is 130ft long and 25ft (7.62m) wide. It has been landscaped with a winding path which flows through different levels of lawn, surrounded by interesting borders of mature plants, shrubs and flowers.

Upstairs on the first floor there is a generous landing offering access to the three well-proportioned bedrooms and family bathroom, there is also a handy laundry cupboard housing the washing machine and drier. All the bedrooms have original wood flooring, high ceilings and dado rails.

The largest bedroom on this floor mirrors the reception room below, it retains its original fireplace with wooden frame surround with fitted wardrobes in one of the alcoves and has a large bay window.

Two further bedrooms are located on the left side of the building, the one toward the front of the house is currently used as a large office and the bedroom at the back is a large double, with another lovely feature fireplace with detailed wooden surround and a window looking out over the garden and an even better view of the London skyline.

The family bathroom is fitted in a contemporary style with white wall tiles and wood effect herringbone floor tiles. There is a large wall hung wash hand basin, toilet and a bathtub with shower attachment above and a glass screen. The window looks out over the garden and London.

The top floor has been converted to create a superb main bedroom suite with solid oak flooring and very generous proportions spanning the whole width of the house. This room offers an abundance of natural light from two large front Velux windows and a large rear window that frames the breath-taking views of the London Skyline, possibly one of the best vantage points for this unique 180 degree view of London!

Accompanying this room is a generous en-suite shower room, a wall hung basin sits in between the toilet to one side and the walk in glass shower enclosure to the other. A good sized window allows views of London while in the shower.

Netherby Road is a very popular location, there is a great community of local residents and great amenities nearby with a number of highly rated Ofstead schools locally (Horniman and Fairlawn Primary schools).



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Netherby Road is conveniently flanked by Honor Oak Park on one side and Forest Hill on the other, both areas offering a bustling array of shops, bars, cafes and restaurants for all ages. Honor Oak Park station is the nearest, about 0.4 miles offering efficient Overground services and National Rail to London Bridge. Nearby green leafy open spaces can be found at Horniman Gardens, One Tree Hill, Peckham Rye and Blythe Hill Fields..

Property features

- Superb 4 bedroom semi-detached 1920's family home
- Spectacular views of the London skyline from every floor at the rear of the house!
- Huge 130 ft beautifully landscaped North West facing rear garden with a large raised deck
- Large hallway with downstairs WC
- Lovely kitchen dining room
- Charming front reception room
- Two luxurious bathrooms (one en-suite)
- Superb main bedroom suite with stunning views of the London Skyline
- Close to local amenities and green open spaces of Horniman, Peckham Rye and Brenchley Gardens.
- Close to Honor Oak Park Station (London Bridge and Overground) and Fairlawn Primary school.



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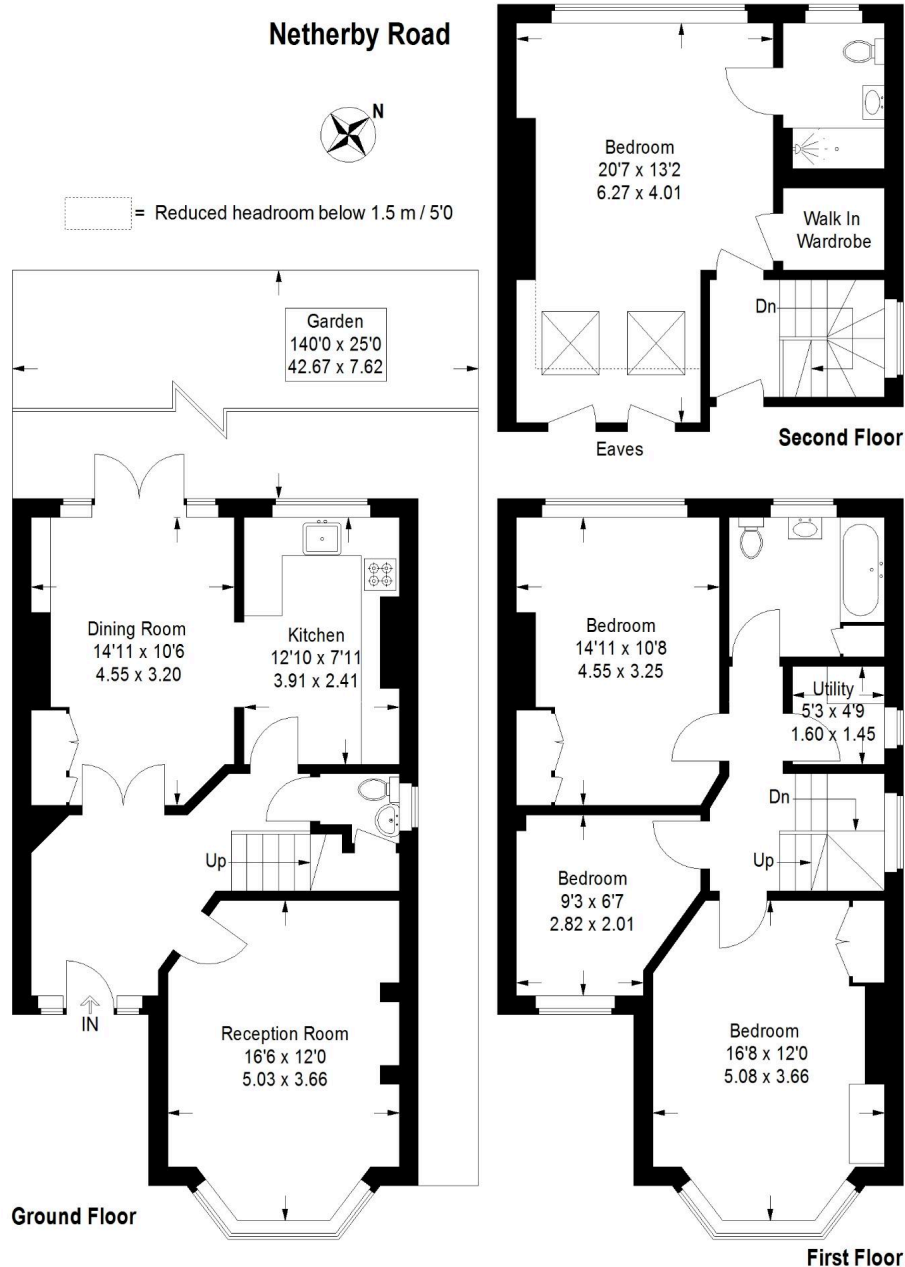
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Approximate Gross Internal Area
1579 sq ft / 146.7 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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