

107a, Bovill Road , SE23 1EL · 3 bedroom House

£825,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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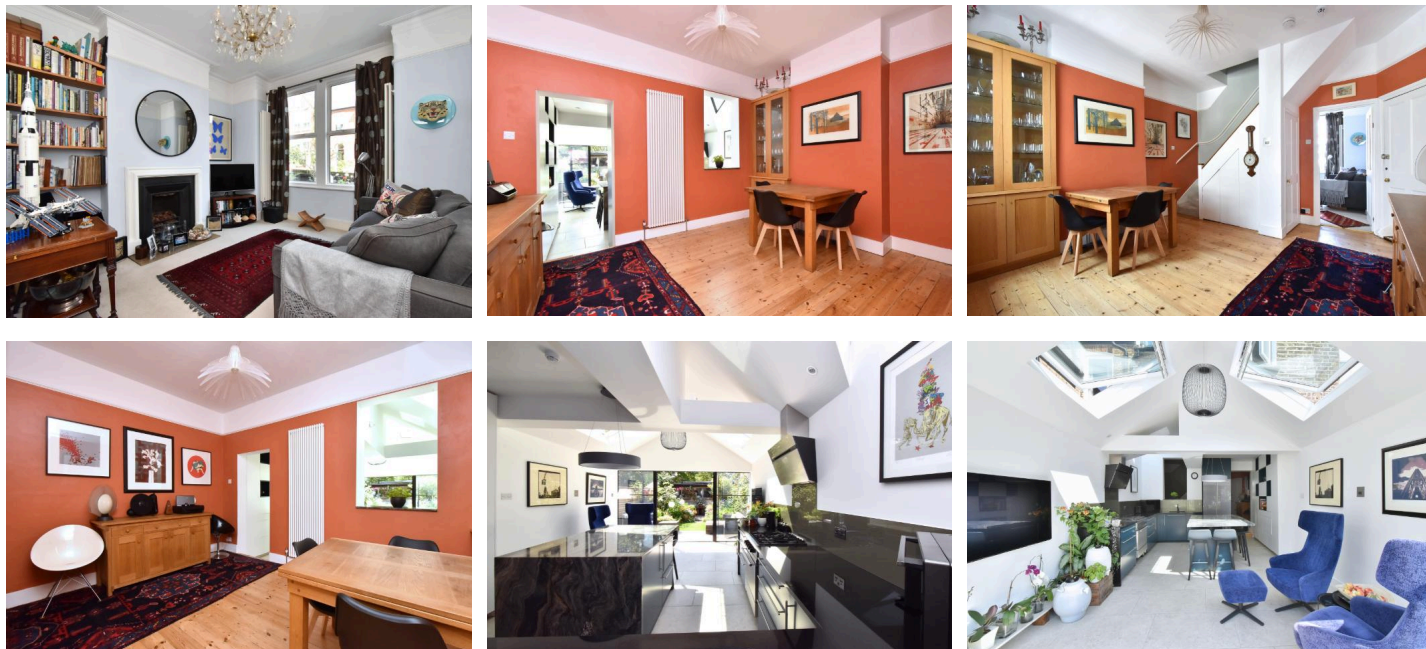
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Property description

GUIDE PRICE £775k - £800k. An exceptionally finished 3-bedroom Victorian terrace half house, stylishly extended and refurbished to a very high specification throughout, located on this popular, quiet residential street close to Honor Oak Park station..

The property also benefits from double glazing throughout, an exceptional architecturally designed rear extension and loft conversion, a large SOUTH facing rear garden and retains lots of period features.

The house offers plenty of kerb appeal from a light blue painted exterior and a small fenced front garden shielding it from the street. Upon approach there is a tiled pathway that leads to an arched front porch and entrance to the building.

Through the front door of the property there is an entrance hall that opens up to the dining area, there is storage under the stairs and beautifully restored original exposed floorboards.

The charming front reception room retains many period features such as a cornicing, a high ceilings, a square bay window with double glazed windows and an attractive period fireplace with a Purbeck stone hearth.

The rear of the house has been completely extended to the side and the rear to create an amazing kitchen dining/living room



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with stylish Crittal French doors and windows at the far end of the room that leading to the SOUTH facing rear garden. The stylish kitchen wraps around the side of the room illuminated by an ingenious triangular skylight in the corner that pulls natural light through into this area and through to the dining room via a window that connects the two rooms. On the other side of the room is cleverly designed storage.

The contemporary kitchen offers all the mod cons one could ask for with plenty of dark blue base mounted units housing integrated appliances such as the washing machine and dishwasher. There is a freestanding fridge freezer and stainless-steel range cooker with oven below and extractor above. The stylish sink with mixer tap sits at the back of the room integrated into the polished black Granite worktop with a glass splash back. A large central island is clad in a unique fusion blue quartzite worktop that has a waterfall edge and extends to create a breakfast bar. The whole of the kitchen floor is tiled and fitted with underfloor heating. This South facing room is flooded with natural light from 2 large skylights in the vaulted ceilings above the lounging area and the floor to ceiling Crittal style windows and doors that lead to the garden.

The garden has been beautifully landscaped to create a nice low maintenance space with a patio area as you step out, perfect for al fresco dining and lounging on a summers evening. There is also a central artificial lawn area with mature borders of an array of plants and shrubs. At the far end of the garden is a raised hard IPE hardwood decking area which catches the last sun of the day. There is also a large storage shed or workshop which is wired for electricity and could easily be converted into a home office. The whole garden is surrounded by horizontal wood fencing offering plenty of privacy. Looking back at the house is a treat as the rear extension and brick clad loft extension seamlessly blend in together. There is also a discreet rear access leading out to the cul-de-sac behind.

Upstairs on the first floor and occupying the whole width of the house, is a good size double bedroom overlooking the street at the front of the house. This room has carpeted flooring, storage under the stairs and two double glazed windows in the square bay which has a boxed seating space with storage underneath.

Adjacent is another good size double bedroom in the middle of the house, again it has carpeted flooring and a window looking out to the rear over the side return extension towards the garden. Both bedroom doors have space saving pocket doors to maximise space.

At the back of the house is a large shower room which has been luxuriously decorated in a contemporary style. There is a large shower enclosure surrounded in a glass screen, a contemporary wash hand basin, toilet, heated towel rail and a large storage cupboard housing the boiler. A double-glazed window allows for natural light and ventilation and looks out to the garden.

Upstairs the loft has been cleverly designed to maximise space for the master suite. The staircase leading up is flooded with natural light from a large skylight above and there is a storage cupboard in the front eaves.



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The main bedroom up here is magnificent, the ceiling slopes gently upward to the rear to offering a lovely feeling of space. There is also a large bi-fold door that completely opens up to reveal a glass Juliette balcony with far reaching views over the rooftops. The floors are carpeted, there is a contemporary column radiator and a large storage cupboard in the front eaves.

Off the main bedroom is a luxurious en-suite bathroom which has a chic free standing oval bathtub that sits in the corner of the room on wood effect flooring. There is also a contemporary toilet with a wall mounted wash hand basin and a stylish heated towel rail. The room is illuminated by natural light from a large skylight above and a double glazed window to the rear over looking the rear garden and beyond. The skylight opens to allow for access to the roof.

Bovill Road 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. There is also a selection of highly rated Ofstead primary schools nearby such as Dalmain Primary and Stillness Primary.

Property features

- An exceptionally finished 3-bedroom Victorian terrace half house
- Exceptional architecturally designed rear extension and loft conversion
- Large SOUTH facing, landscaped rear garden with a workshop shed at the rear
- Entrance hall and dining room
- Reception room with period features
- Stylish, high spec kitchen living room extension
- Contemporary shower room
- Loft has been converted to create a magnificent master bedroom suite with en-suite bathroom
- Close to the amenities of Honor Oak Park and green open spaces and highly rated schools
- Close to Honor Oak Park Station (London Bridge and Overground)



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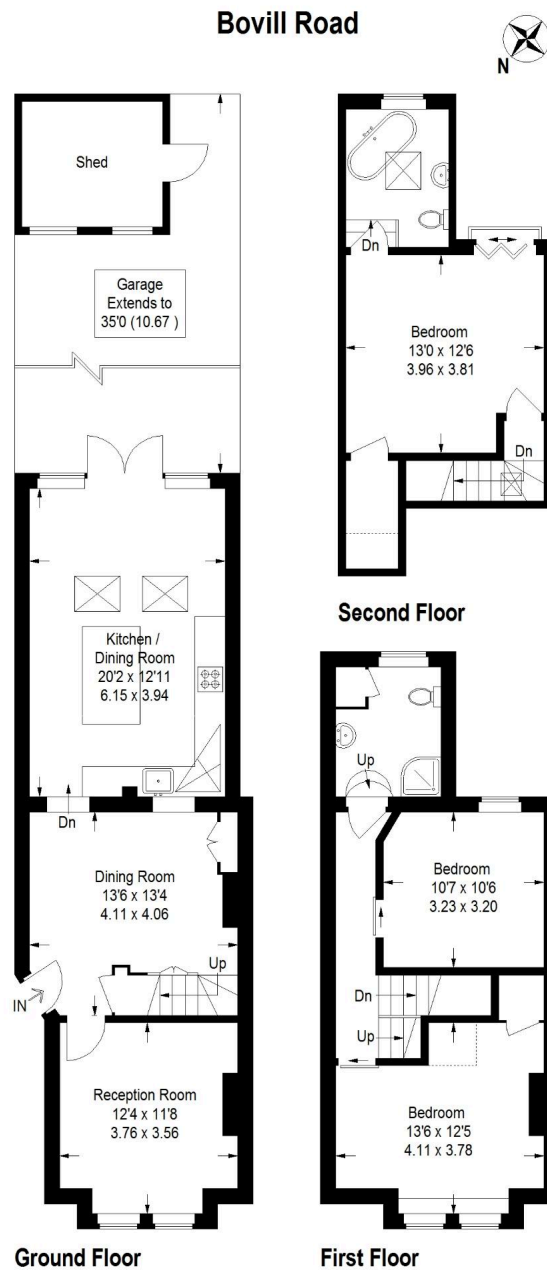
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Approximate Gross Internal Area (Excluding Shed)
1300 sq ft / 120.8 sq m

= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only,
measurements are approximate.
Drawn for Sebastian Roche.



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