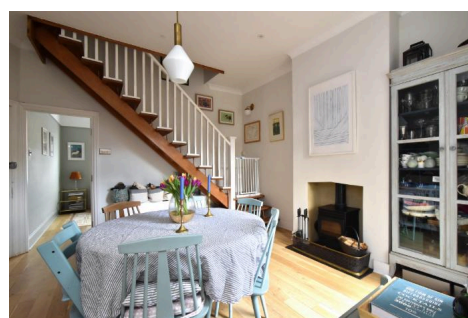
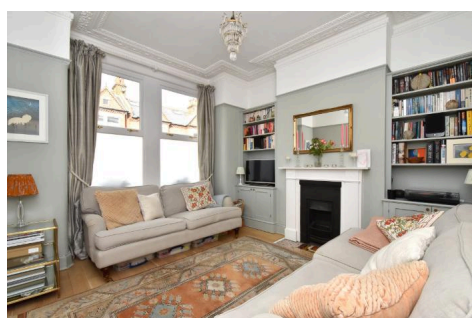


101, Bovill Road, SE23 1EL · 3 bedroom House

£785,000



ALPS Estates Ltd trading as Pickwick Estates

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

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£785,000



Property description

A charming three-bedroom Victorian freehold half house that has been tastefully decorated throughout with beautifully landscaped SOUTH facing rear garden and double glazing throughout, located on this quiet residential street a short walk from Honor Oak Park and Forest Hill rail stations.

The house has an imposing red brick façade with double glazed windows and period detailing, set back from the street by a front garden with a wooden fence.

The ground floor has two reception rooms, one at the front of the house and one at the back both with solid oak flooring.

The front reception is a cosy formal living space offering high ceilings with ornate cornicing, a Victorian fireplace with built in shelving and cupboard in the alcoves and a large square bay window that fills the room with natural light.

The dining room has an open layout and provides ample space for entertaining. A wood burner has been fitted into the chimney to offer additional comfort in the winter months and there is a double-glazed patio door that leads out to the garden via the side return. Within the room is a stylish floating wooden staircase that leads upwards and gives this room a feeling of additional space.



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A doorway leads on to the kitchen, which has been beautifully modernised in recent years with bespoke kitchen units, integrated appliances, a white quartz worktop housing a double butler sink, brass fittings and a stylish contemporary finish. Two windows look out to the garden and side return offering plenty of natural light.

The rear garden is a suntrap thanks to its Southerly facing aspect. Located closest to the house is a patio area surrounded by pebble gravel, with patio slabs leading down the side return towards the dining room. The rest of the garden is a lawn bordered by mature shrubs and plants. There is a brick cupboard attached to the house which was the old privy that is still in operation although it is primarily used as a storage cupboard by the current owners. There is a shed at the bottom of the garden for gardening tools and equipment.

Upstairs occupying the whole width of the front of the house is the main bedroom. It benefits from engineered oak flooring, a pretty feature fireplace, a built-in cupboard and a lovely square bay window that illuminates the room with natural light.

Adjacent is the 2nd bedroom, currently set up as a study but could work well as a nursery or child's bedroom too. A double-glazed looks out towards the rear garden.

The luxurious shower room at the back of the property is generous in size and offered in a contemporary and modern style, with his and hers' sinks equipped with brass fittings, marble floor tiles, a stylish heated towel rail and a large walk-in shower. A large partially frosted sash window allows for plenty of natural light and ventilation.

The loft has been converted to create a lovely big double bedroom and family bathroom. The bedroom is light and airy thanks to skylights at the front of the house and a window to the rear. It has carpeted flooring and offers additional storage from under the eaves.

The family bathroom has been sympathetically styled with a Victorian themed wash hand basin accompanied by a roll top bath with a shower fitted above. The floors are marble-tiled and the toilet sits comfortably next to a heated towel rail and neatly under the window which offers nice views over the rooftops.

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. There is also easy access to the Thameslink line at Crofton Park station (around 15 mins walk) for Blackfriars, Farringdon and Kings Cross. The trendy high street at Honor Oak Park boasts a range of independent shops, cafes, bars, a deli and several highly-recommended restaurants. A short walk in the other direction gives access to thriving Forest Hill, with its pubs, independent shops, restaurants and highly regarded gym and swimming pool. 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..



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101, Bovill Road, SE23 1EL · 3 bedroom House

£785,000

Property features

- A charming three-bedroom, red brick Victorian freehold half house
- Beautifully landscaped SOUTH facing rear garden
- Cosy front reception room with period features
- Dining room with wooded floors and a wood burner
- Contemporary styled bespoke kitchen with Quartz worktops
- Luxurious shower room
- Converted loft to create a further double bedroom and family bathroom
- Double glazing throughout
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



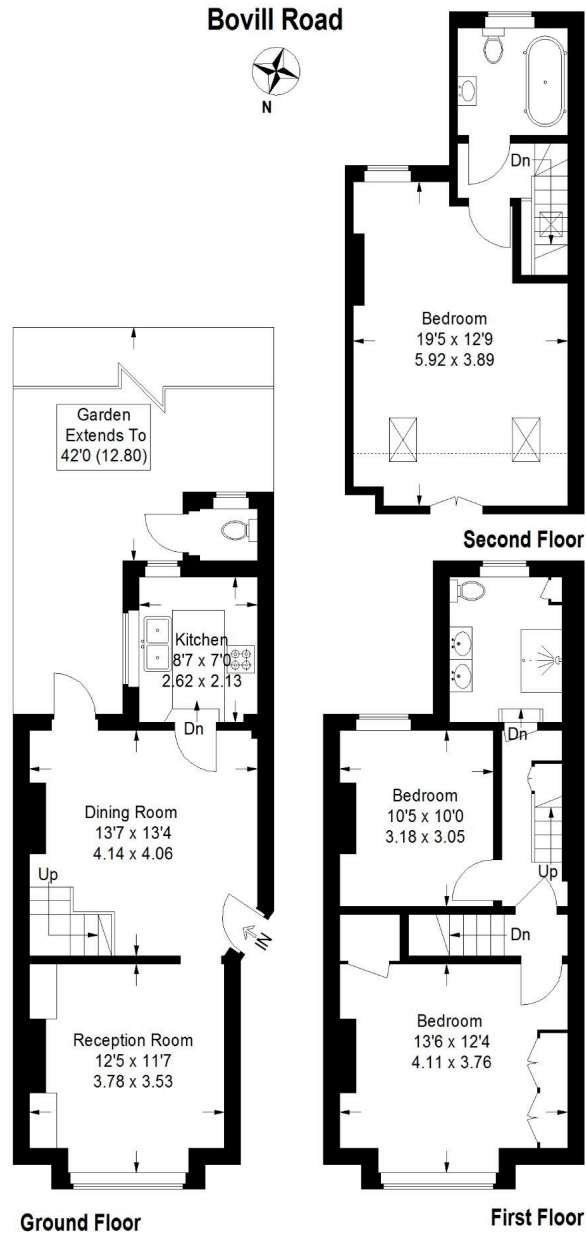
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= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
1126 sq ft / 104.6 sq m

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



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