

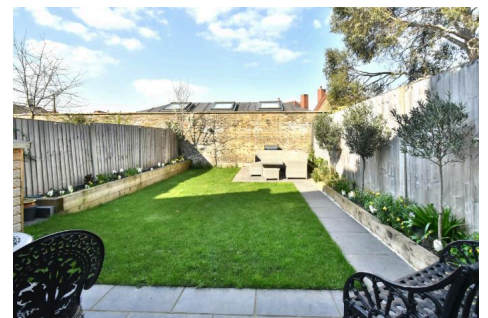


22 , Stillness Road , SE23 1NQ · 3 bedroom House

£1,000,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ALPS Estates Ltd trading as Pickwick Estates

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

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View this property online: pickwickestates.com/detail/3882/SE231NQ_stillness-road.htm

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

Completely remodelled, architect designed and meticulously refurbished to the highest of standards, is this stunning 3-bedroom 2 bathroom (& a WC), Victorian family home on one of Honor Oak's most popular streets. Close to Honor Oak Park station, Stillness School and Blythe Hill fields.

The house has been completely renovated in the past few years and updated to meet modern building regulations, including complete electrical, mechanical and plumbing services, new wooden framed Heritage double glazed sash windows throughout, a beautifully landscaped rear garden, completely new plastered walls and ceilings, a master en-suite shower room and most recently a side return has been added to the rear to create a stunning open-plan kitchen dining room.

An additional benefit is that the house has been renovated with the potential and planning consent for a loft extension for the next owner; all services have already been fed up into the loft including a large enough boiler to support a loft conversion. Making this house more than just a 3-bedroom home but potentially an option for families looking for 4 or 5 bedrooms too!

Upon approach to the house there is no denying the curb appeal this house offers, a handsome mid-terrace Victorian family home with large sash bay windows, a small front garden and an attractive original white-painted timber porch.

As you enter the house you are greeted by a wide hallway with column radiators, at the end of the hallway is a handy downstairs



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WC that has been cleverly fitted under the stairs. The entrance hall has original stripped and Danish-oiled floorboards that lead through to the double reception room which still retains it's period character with high ceilings and original Victorian fireplaces. The rear part of the reception room has a large opening that leads to the open plan kitchen dining room.

A sliding door leads to the kitchen at the back of the house, fitted with a brand new white kitchen with handleless soft close doors and drawers and integrated appliances. Additional features include quartz worktop and splash back, waterfall island with breakfast bar seating area, hot water underfloor heating (all heating controlled through HIVE), new fridge and freezer, wine fridge, induction 5-point hob. The sink has stylish matt black fittings and sits neatly under a window with matching matt black frames that look out to the garden. There is also a skylight above that fills this area with natural light. The dining area also has a huge skylight that floods the room with natural light and a large sliding door offers direct access to the rear garden.

The garden has a grey stone patio area closest to the house; the path extends around one side of the garden and leads to another patio area in the far corner which is a suntrap in the summer. There is plenty of room for a dining table and chairs, perfect for al fresco dining in the warmer months! There is lush green lawn in the middle that is bordered by raised beds which are full of plants, shrubs and trees. At the rear boundary of the garden is a historic brick wall which makes a nice feature.

The first floor has been completely remodelled to create a functional sleeping arrangement of 3 double bedrooms, a family bathroom and an en-suite shower room.

On the half landing is the large family bathroom which has Vellamo Aspire sanitaryware, under floor heating with touch screen thermostats, heated towel rails, separate bath and shower and LED lighting. All three bedrooms are good sized doubles with carpet floor finishing, new double glazed sash windows, brushed stainless steel switches and sockets, LED light fittings and premium radiators. The two largest bedrooms both have fitted wardrobes.

The main bedroom benefits from a luxurious en-suite shower room which is accessed through a sliding hanging door. The shower room comes with under floor heating with a touch screen thermostat and a large shower enclosure with rain fall shower head.

The whole house benefits from a Smart HIVE system.

Stillness Road is within 500 meters of 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



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offering fantastic views of the London skyline. There is also a very good selection of Outstanding and Good primary schools nearby, the closest of which is Stillness School which is literally next door! This is an amazing opportunity to buy a truly wonderful family home in an exceptional location.

Property features

- Beautifully presented 3 double bedroom Victorian family home
- Double reception room with original features
- Landscaped private rear garden
- Stunning side return kitchen dining room extension
- 2 luxurious bathrooms including an en-suite from the master bedroom and downstairs WC
- Wooden framed Heritage double glazed sash windows throughout
- Hive heating system with underfloor heating in the kitchen and bathrooms
- Potential and planning consent for a loft extension for the next owner
- Close to the amenities of Honor Oak Park and green open spaces of Blythe Hill Fields
- Close to Honor Oak Park Station (London Bridge and Overground) and a selection of great schools



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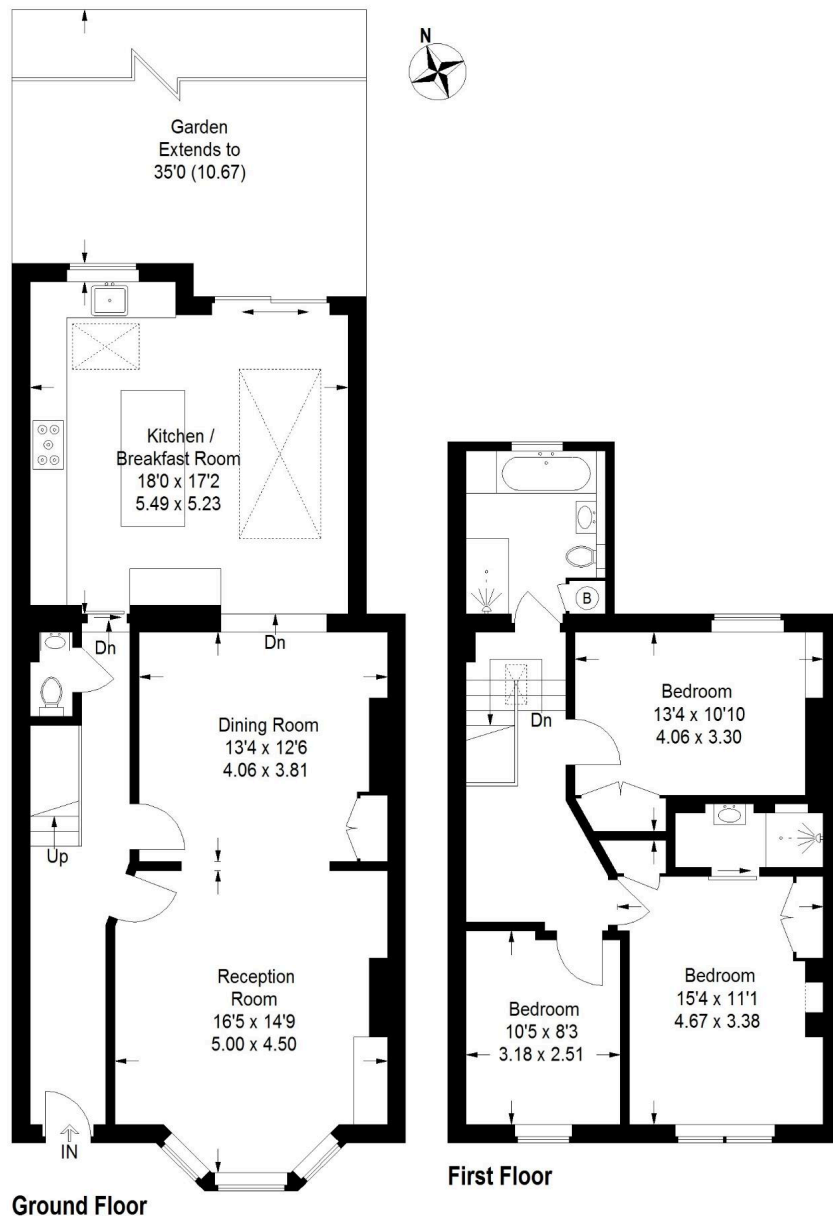
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Stillness Road



Approximate Gross Internal Area
1445 sq ft / 134.2 sq m

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



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