



59 , Cliffview Road , SE13 7DB · 4 bedroom House

£840,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   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

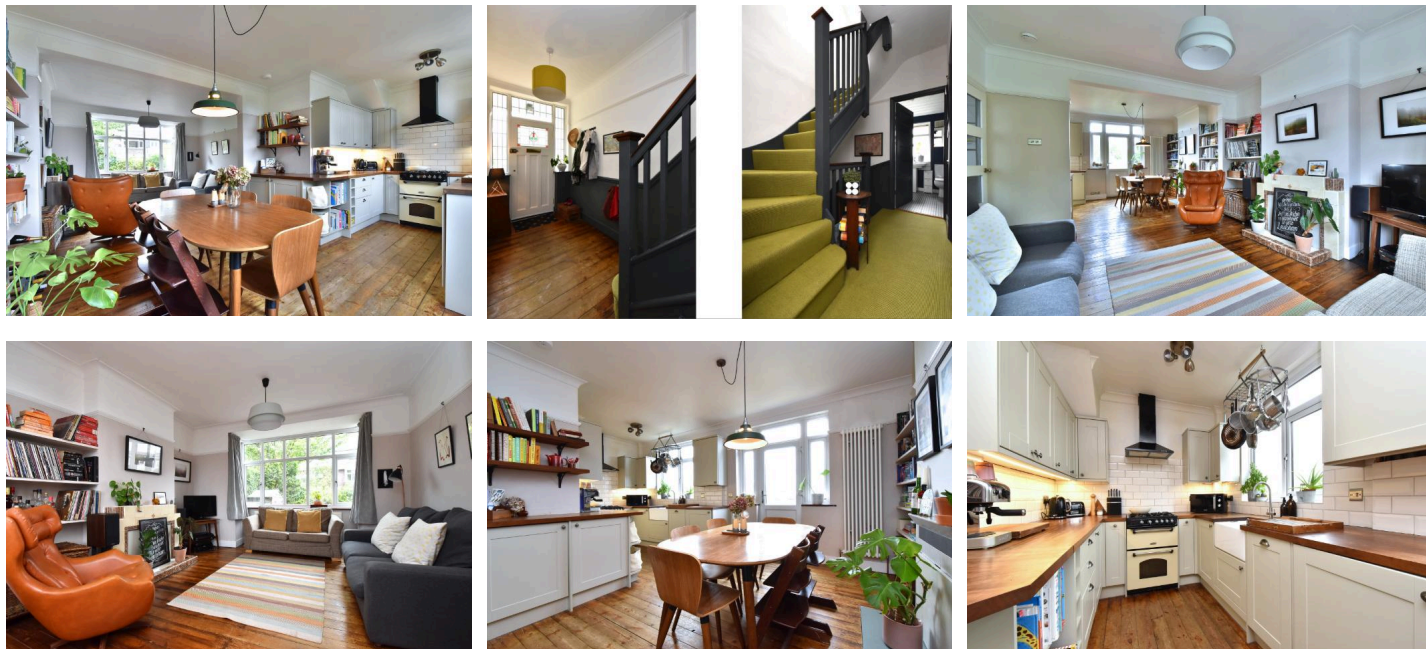
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## Property description

VIEWING DAY SATURDAY 28th JANUARY 10am - 12pm - A beautifully presented four-bedroom mid terrace freehold family home with a neatly landscaped private rear garden and spectacular views over Canary Wharf and Lewisham, just a few minutes from the glorious Hilly Fields, near Ladywell Conservation Area.

A truly lovely house in a fantastic community-spirited street, with annual street parties. You're well-connected too; it's an eight-minute walk to Ladywell, St John's and Lewisham stations (Lewisham has the DLR as well as regular services, St John's is 8 minutes to London Bridge). Crofton Park and Brockley are also short walks away.

The property has been carefully and sympathetically refurbished under its current ownership, including being double glazed throughout: you can move straight in.

Cliffview Road is a residential street on nice high ground – offering lovely far-reaching views from the back of the house on all floors.

The house is set back from the street by a neat front garden, which has enough space for a bike store. Wider than most, at almost 6m, the front of the house has an attractive façade with a square front bay on the ground floor and a porch protecting the front door.



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Upon entry there is a generous hallway housing the staircase which has good storage beneath. The floors are the original floorboards that have been exposed and restored and the flooring spreads seamlessly throughout the ground floor.

To your right is a formal double-reception. The first reception room is over 13 feet by over 13 feet (with coving and picture rail) and is flooded with natural light from the large square bay window to the front. The rear part of the reception has been opened up to create a lovely kitchen dining room, occupying the whole width of the house (18'9" or 5.71m)! Both rooms have lovely feature fireplaces with fitted shelving in the alcoves.

The kitchen has been well thought out to maximise worktop and storage space, as the units flow through and wrap around into the dining area. Timeless shaker units are topped with timber varnished counters with white metro-tiled splash backs. All the appliances are integrated, with a Rangemaster cooker that sits proudly as the centrepiece. To finish it off there is a charming butler sink that sits neatly under the window looking out to the garden. From the dining area there is a backdoor that leads to the rear garden.

Just a few steps down leads to a lovely raised deck area, perfect for alfresco dining or your morning coffee. From here you already get a glimpse of the nice views of the skyline! Under the steps, there is a cupboard that offers access to a large void under the house, much like a cellar for additional storage - there is plenty of space here for all sorts!

Beyond the deck are a few more steps down to a lush green lawn that is separated by a path bordered by a flower bed packed with an array of plants and shrubs. The far end of the garden is a patio where there is a shed on one side and fruit trees on the other. The eating apple tree is the gift that keeps on giving year after year, and is accompanied by a plum tree.

Up the stairs to the first-floor landing, you'll first find a good-size windowed bathroom. It has contemporary style sanitary ware including a large bathtub with a shower above. This area is clad in fashionable white metro tiles, while the rest of the walls are painted in navy blue.

Also on this floor are three bedrooms, the smallest sits at the front of the house and makes a great study or kid's room. The two largest bedrooms that sit front and back are equivalent in size with carpeted flooring and fitted wardrobes. The front bedroom has beautifully finished fitted floor-to-ceiling wardrobes across one whole side of the room and the large window offers plenty of natural light. The back room has yet more lovely views of the skyline.

The top floor is a converted loft to create a lovely master bedroom suite, a sanctuary if you have kids!

At the top of the stairs there is a luxurious shower room with a large walk-in shower enclosure, accompanied by a contemporary toilet and wall hung wash hand basin with a vanity unit below. The walls are partially tiled in square white tiles complimented by the black hexagonal floor tiles. A window offers natural light and ventilation.

The main bedroom is wonderfully bright and spacious room with two large Velux skylights at the front. It has storage in the eaves



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and an open walk-in wardrobe to the side. The star of the show is the dormer windows to the rear which frame a spectacular view of the tall buildings of the Lewisham skyline right the way across to Canary Wharf and the Millennium dome!

Your local high street area is in Ladywell. Here the offerings include a lovely deli (The Larder), a great butcher (Meat Jon) and a Mamma Dough (for great sourdough pizzas). A new 40-seat modern-European restaurant is joining the list this year (in the old Coral shop). Also local, Loampit Hill has a fair bit going on these days - Middleton coffee shop/deli is a good spot for fantastic local coffee, pastries and brunches, and check out Chicha (serving vibrant Peruvian street food) and Le 5 Terre (offering fresh homemade pasta and sauces). And don't miss Brockley Market - a foodie's heaven held in Lewisham College's walled car park every Saturday.

Brockley (walk here within 20 minutes) has nice independent restaurants such as The Orchard and L'Oculito Cocina and cool bars: Brickfields, Joyce, and Brockley Brewery (with taproom) of course.

The Deptford High Street area including Deptford Market Yard is very hip - with bars, night spots, cafes, restaurants and breweries. We particularly rate Tila, Marcella, The Tapas Room, Isla Ray's, Stockton and Villages.

And central New Cross is close. Our top tips here include the contemporary art gallery: Goldsmiths CCA, and Meze Mangal for the best Turkish grub.

Central Lewisham's handy for mall shopping and markets. You've also got the best fish and chip shop in London (we think!)..

Green space? Stroll to Hilly Fields in mere minutes - there's a sweet cafe here, plus sports courts and woods, or walk around half an hour for Greenwich Royal Park. Ladywell Fields is also close.

Local schools include Gordonbrock Primary (rated Outstanding), Ashmead Primary (rated Good) and Prendergast Ladywell (rated Good), which also has a secondary school. Prendergast School (rated Outstanding) on Hilly Fields is also just minutes away.



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## Property features

- A beautifully presented four-bedroom mid terrace family home
- Neatly landscaped private rear garden and a front garden
- Spectacular views over Canary Wharf and Lewisham from every floor of the house
- Just a few minutes walk from Hilly Fields
- Large double reception room
- Lovely kitchen dining room
- Fabulous master bedroom suite in the converted loft
- Luxurious family bathroom
- Well connected to Lewisham, St John's, Ladywell, Crofton Park and Brockley stations
- Close to local amenities and a good selection of highly rated schools.



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## Cliffview Road



Approximate Gross Internal Area  
1154 sq ft / 107.2 sq m

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



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