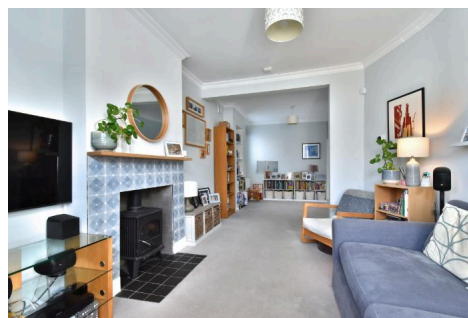


87, Bexhill Road , SE4 1SH · 4 bedroom House

£850,000



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

A charming, 4 double bedroom Victorian end of terrace family home with a private rear garden and a garage.

The house benefits from a side return extension making a lovely rear kitchen dining room leading out to the garden. It's extremely well insulated too with double glazing throughout as well the whole rear of the house being clad in external insulation!

The roof has also been converted to create two further bedrooms and a shower room, in addition to the two double bedrooms and family bathroom on the first floor.

The property is located on the corner of this quiet residential street close to the green open spaces of Blythe Hill Fields, between Crofton Park, Catford and Honor Oak Park. There are no parking restrictions so parking either outside or directly next to it is a doddle!

The house has an impressive façade of exposed bricks with detailed masonry around the bay windows, everything you would expect from a typical Victorian property. It's set back from the street by a walled front garden with a traditional Victorian tiled pathway that leads to an arched front porch. As an end of terrace property, there is very useful access from Brightling Road to the garden through the garage.



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Upon entry there is a hallway housing the staircase and original exposed wood flooring that has been sanded and varnished.

At the end of the hall is the entrance to the double reception room which is carpeted. The front part of the reception is a cosy lounge area that comes equipped with a wood burner that is fitted into the chimney breast and the whole room is illuminated by a large front bay window that is furnished with plantation shutters. The rear part of the reception is another lounge/dining area that is a versatile space and has a window to the side which is unique for a typical Victorian terrace offering even more natural light. There is also access to large storage cupboards that are located under the staircase.

Occupying the whole rear width of the house is a lovely kitchen dining room which has been extended into the side return. The main kitchen, incorporating the cooker and hob within a wooden worktop, is set to the side with units going right the way up the walls, making the most of the ceiling height. This means there is an abundance of storage accompanying the integrated appliances. This area is the side return extension and is illuminated by skylights above, offering plenty of natural light. The sink is set into another wooden worktop located on the other side of the room where there is space for a washing machine, tumble dryer and dishwasher, the boiler is also housed here in a wall mounted cupboard. There is still plenty of space in the middle of the room for a dining table and chairs and there is a set of French patio doors that offer direct access to the rear garden.

The garden is a good size, approximately 33ft (10m) long with a neatly laid patio area closest to the house. Beyond this is a lush green lawn that is surrounded by mature plants and shrubs. The far end of the garden is occupied by the garage which offers excellent storage and direct access to Brightling Road. The garden is very secluded and private thanks to a high wall to the side that is neatly rendered and painted white.

Back inside the house, the staircase leads up to the first-floor landing. Up here there are two bedrooms with carpeted floors and the family bathroom.

The family bathroom is the first room located off the half landing located at the rear of the house. It has been nicely decorated with fashionable white metro tiled walls around the contemporary style bathtub, toilet and sink with light blue painted walls above. There is also a luxurious walk-in shower enclosure that has fashionable tiles and a rainfall shower head above. There is additional built in storage for toiletries/towels and a frosted window to the rear that offers plenty of natural light and ventilation.

Centrally located is a good size double bedroom with high ceilings, carpeted flooring and a clever fitted storage cupboard making use of the chimney breast. A window to the rear has bespoke black-out blinds as well as plantation shutters, and looks out towards the rear garden.

Occupying the whole width at the front of the house is the largest double bedroom which has carpeted flooring and a lovely bay window, mirroring the reception room below as well as another window to the side, all of which are furnished with plantation



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shutters and integrated blackout blinds.

The loft has been cleverly converted to create two double bedrooms and a shower room. The Bedroom at the in the rear dormer is the smallest of the double bedrooms, it makes for a good home office or child's bedroom and offers nice views. The bedroom at the front has two large Velux windows and good storage solutions in the eaves.

The shower room is located between these two bedrooms. Neutrally decorated with white tiles and white sanitary ware, compact but offering everything one needs from a shower room. Including a toilet, compact wash hand basin and a walk-in shower enclosure with rainfall shower head. A frosted window offers natural light and ventilation.

Bexhill Road is within 3 mainline stations, the closest is Crofton Park (0.48 miles) which goes to Blackfriars, Farringdon, Kings X and offers easy access to the Thameslink line, Catford and Catford Bridge (0.40 miles) has links to Victoria and Honor Oak Park station (0.55 miles) has regular services to London Bridge (around 15mins) as well as London Overground services to Shoreditch and Highbury and Islington. 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.

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



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Property features

- A charming, 4 double bedroom Victorian end of terrace family home
- Private landscaped rear garden
- Large garage with direct access to the garden
- Double reception room
- Nicely decorated throughout with plenty of storage
- External rear insulation at the back of the house
- Nicely decorated family bathroom with walk in shower and a shower room in the loft extension
- Double glazing throughout
- Close to Crofton Park, Catford, Catford Bridge and Honor Oak Park stations
- Close to local amenities and open green spaces and a selection of highly rated schools



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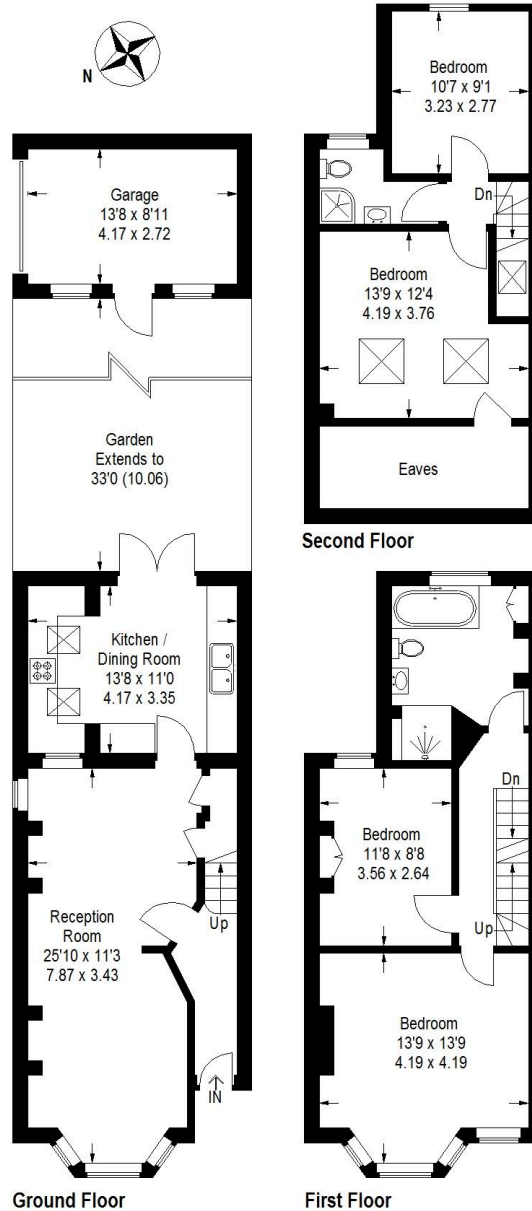
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Bexhill Road



Approximate Gross Internal Area (Excluding Eaves)
1269 sq ft / 117.9 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1395 sq ft / 129.6 sq m

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



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