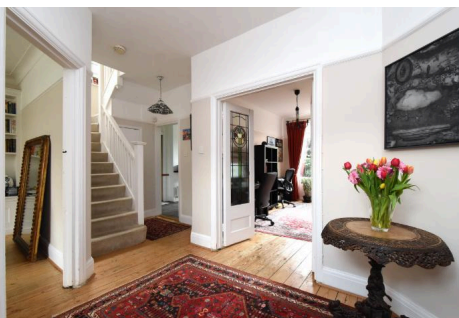


26 , Boveney Road , SE23 3NN · 4 bedroom House

£1,175,000



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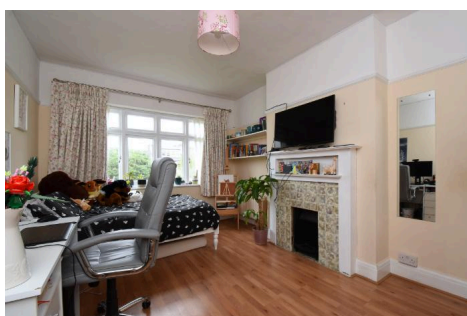
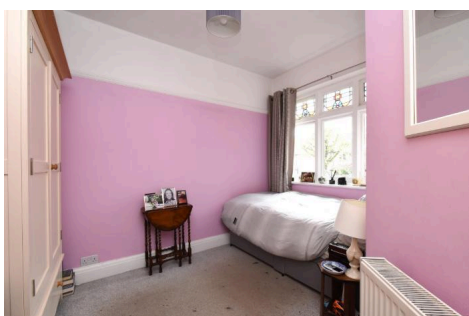
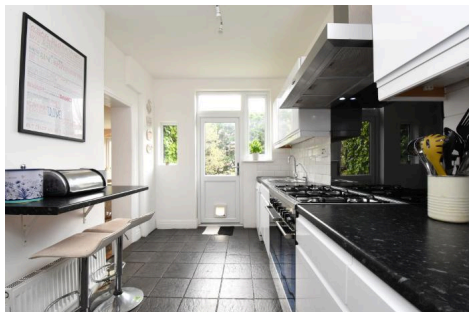
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Property description

An utterly charming 4 double bedroom, 1930's semi-detached family home on this popular quiet tree lined street in the heart of Honor Oak Park. The property benefits from a large private rear garden, characterful features throughout, 3 reception rooms, 2 bathrooms and a kitchen breakfast room.

On approach, the house has an attractive façade. Set back from the street by a large driveway enough for a couple of family cars that is bordered by mature plants and shrubs. There is also access to a separate garage to the side of the property..

Through the front porch you are greeted by a large entrance hall, typical of these houses which is perfect for families as there is plenty of room to drop off the kids, pram, coats, shoes and shopping! Original exposed wooden floorboards spread seamlessly though to the reception rooms.

The front lounge has high ceilings, fitted shelving in the alcoves and a large bay window with original stain glass. The rear reception room has double doors with more beautiful stain glass. This room also has high ceilings a period feature fireplace and French patio doors, offering views and direct access to the garden. Underneath the rear reception room there is also a 4ft void under the house which is accessible by a hatch in the floor. This area has been re-cemented and cleaned by the current owners which is very useful for additional storage.



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Adjacent is a kitchen breakfast room that has plenty of wall and base mounted units along one side with a worktop housing a range cooker and the sink that sits next to a patio door that leads to the garden. There is also direct access to the garage from a door near the entrance. Just off the kitchen is a dining room that has a window to the rear looking out to the garden.

From the kitchen and rear reception there are a couple of steps down to a neatly manicured SE facing garden extending to approximately 40ft or so. There is a patio area closed to the house that is surrounded by mature plants and shrubs. Below is a grassy lawn bordered by some mature trees and another patio area which is perfect for late summer evening alfresco dining.

Upstairs on the 1st floor are three good size double bedrooms, all of which maintain many period features such as stain glass windows and the two large bedrooms situated front and back have feature fireplaces.

There is also a beautifully refurbished bathroom that has been sympathetically decorated in a black and white theme to match the period features of the property. It has a luxurious separate shower enclosure, roll top bath, toilet, wash hand basin and a heated towel rail. A frosted window to the rear offers natural light and ventilation.

The loft has been sensitively converted to create a large guest double bedroom with lovely views over the garden there is also a deluxe en-suite bathroom that is clad in Travertine tiles.

Boveney Road is a quiet residential street less than 250 meters to Honor Oak Park station which offers regular National Rail services to London Bridge (8 minutes) as well as Overground connections to Shoreditch and Highbury & Islington.

Boveney Road has a wonderful street community. The streets - Hengrave and Boveney (named "henbo" by residents), which the house sits at the junction of, have a summer street party: Residents often arrange a jazz band and everyone provides food etc, they also have an amazing fireworks night; everyone chips in for food/drinks and close the road down. Sometimes the residents close the road on Sundays to let kids play in the street without cars.

The trendy high street at Honor Oak Park boasts a range of independent shops, cafes, bars, a deli and several highly recommended restaurants and pubs. 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 there is an abundance of green leafy open spaces which can be found at: One Tree Hill, a local nature reserve a few minute's walk away on Devonshire Road, offering locals and visitors some wild woodland space to explore; there are nearby playing fields with tennis courts and play park; Horniman Gardens with a lovely cafe and the Horniman Museum; Blythe Hill Fields and Brenchley Gardens all offering fantastic views of the London skyline as well the open green expanse of Peckham Rye is also not far away. There is also a very good selection of Outstanding and Good primary schools nearby including Fairlawn, Horniman, Cabrini, and independent through school, St Dunstan's College, is not far away..



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Property features

- Utterly charming 4 double bedroom 1930s semi-detached family home on this popular residential street
- Large private rear garden
- Private driveway for two cars
- Garage
- Kitchen dining room
- 3 reception rooms
- Characterful features throughout
- 2 bathrooms (including one en-suite)
- Close to the amenities of Honor Oak Park, Forest Hill and green open spaces of Horniman Gardens
- Close to Honor Oak Park Station (London Bridge and Overground) and highly rated schools



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Boveney Road



Approximate Gross Internal Area
(Excluding Eaves Storage) (Including Garage)
1804 sq ft / 167.6 sq m
(Excluding Garage / Eaves)
1650 sq ft / 153.3 sq m

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



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