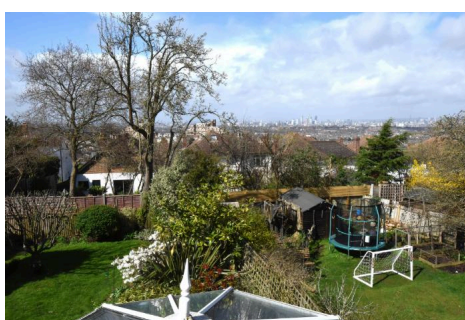


34, Liphook Crescent , SE23 3BW · 4 bedroom House

£1,450,000



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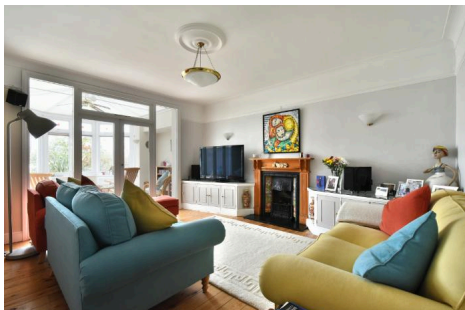
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Property description

Perched at the very top of Forest Hill with stunning views over the London Skyline AND the Kent countryside is this unique 1930's detached 4 double bedroom, two-bathroom family home. The property benefits from off street parking, integrated garage, double glazing throughout, solar panels and it sits right opposite a green open space that is maintained by the Tewkesbury resident's association which hold annual events, thus giving this property a unique open feel with lovely views both front and back! Internally the house briefly comprises, two formal reception rooms, kitchen dining room, utility room with guest WC, wine store, conservatory and large flat private rear garden that has been beautifully landscaped. Thanks to the WESTERLY aspect it catches the afternoon and evening sun and with its spectacular sunsets from up here! Internal living space is in abundance with 2510 sqft (233.2 sqm) of well laid out living accommodation.

The house has an impressive façade that is over 8 meters wide and is set back from the street by a mature front garden which incorporates a large driveway for two cars with an electric car solar plug port. The entrance is in the centre of the house beneath an arched porch, the garage doors sit to the right-hand side and there is side return access on either side of the house.

Upon entry to the house there is a generous hall with storage under the stairs and lovely original parquet flooring, there is also internal access to the garage by the staircase.

At the front of the house is a good size reception room which offers views over the green, this bright and spacious reception room has a feature fireplace and carpeted floors.



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At the rear of the house is an exceptionally spacious kitchen dining room with Amtico flooring throughout. The kitchen has plenty of wall and base mounted units either side of the room with a sink to the side that sits under a window and an island in the middle housing the gas hob. The oven is integrated and there is space for a large fridge freezer. To the side of the house an extension has been added to create a very useful utility room that has natural light from skylights above, a worktop with a sink housing space for a washing machine/drier and cupboard that is currently set up as a wine store. There is also a separate guest toilet with a wash hand basin and its own skylight for natural light and ventilation.

Attached to the kitchen is a stunning dining area that extends out towards the garden. This room is delightfully bright and airy thanks to vaulted ceilings with skylights above and patio doors with windows either side that offer views and direct access to the garden.

Adjacent and connected to the dining room is a conservatory that has just been renovated with new Amtico flooring. This leads back through to another reception room which has high ceilings, original exposed floorboards, a fireplace and fitted cupboards.

Both the conservatory and kitchen dining room offer direct access to the private rear garden. The garden has beautifully maintained and is a very good size, almost as wide as it is long! (approx. 58' x 40' 17m x 12m). There is a raised decked patio area closest to the house which has lovely views and steps leading up to a lawn surrounded by mature trees, shrubs and plants.

From the hallway, the route upstairs is especially nice with a wide staircase leading up to the landing that is illuminated by a pretty stained glass window to the front of the house..

The largest bedroom is located at the front of the house and is a very generous double bedroom, approximately 4m square. It offers lovely green leafy views over the green at the front of the house through a large bay window. The floors are carpeted and there is a large cupboard in the corner.

On the other side of the house is the smallest of the bedrooms but is still a good size, it also has a bay window overlooking the green and would make a good study, guest room or a child's bedroom.

At the back of the house is another good size double that is currently being used as the master bedroom as it offers spectacular views and has access to a large en-suite bathroom.

The en-suite is a very good size because it used to be another bedroom that was converted into a bathroom. Therefore, it could easily be turned back into a bedroom if required. The bathroom has a bathtub, a separate walk in shower enclosure, double wash hand basin, tiled flooring and a large window with views over the garden and the London Skyline.



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At the far side of the house is a separate toilet with a shower room adjacent which has a large walk-in shower enclosure, a wash hand basin, heated towel rail and more spectacular views from the window.

Upstairs the loft has been converted to create a loft bedroom. This room has two large skylights and being at the top of the house offer the best viewpoint over London. This room also benefits from storage in the eaves and wooden floors. This space has so much potential, all you have to do is look next door to see what the neighbour has done with a full width loft extension. Subject to the necessary planning permissions.

Liphook Crescent is a very popular location and a remarkably quiet street, there is a very good community of local residents and great amenities nearby. There are two excellent primary schools nearby, both Fairlwan and Horniman have been rated as Outstanding and Good by Ofstead respectively. Forest Hill and Honor Oak Park are the nearest stations both are within 10-15mins walk and the amazing Horniman Gardens with its famous museum is at the end of the street..

Property features

- Unique 1930's detached 4 double bedroom, two-bathroom family home.
- Perched at the very top of Forest Hill with stunning views over the London Skyline
- Off street parking, integrated garage, double glazing throughout, solar panels
- Beautifully landscaped rear garden
- Two formal reception rooms with nice features
- Superb kitchen dining room and a conservatory
- Utility room with downstairs toilet and wine store
- Two bathrooms (one en-suite)
- Close to Honor Oak Park and Forest Hill stations (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



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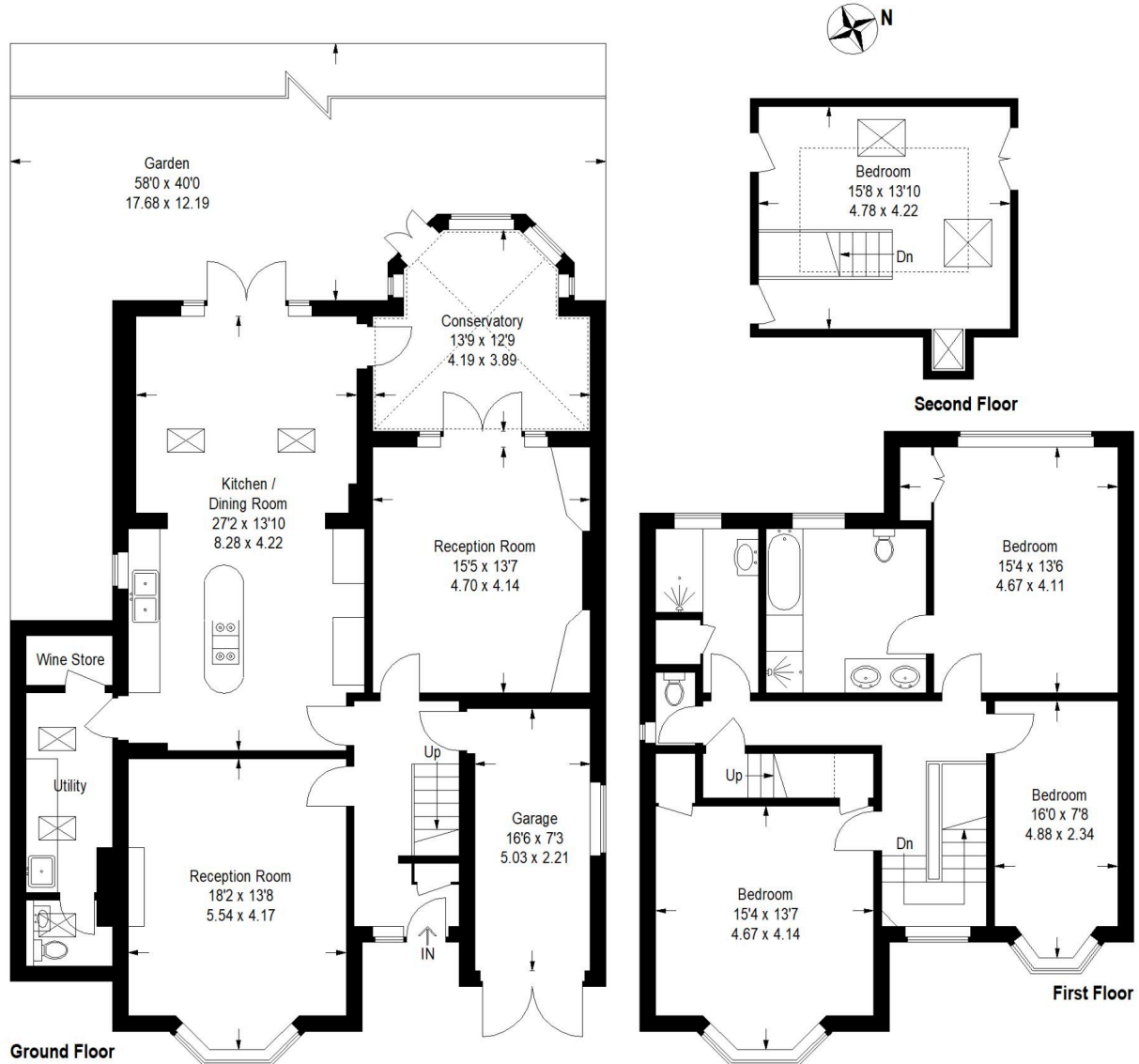
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Liphook Crescent



Approximate Gross Internal Area (Including Garage)
2510 sq ft / 233.2 sq m
(Excluding Garage)
2365 sq ft / 219.8 sq m

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



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