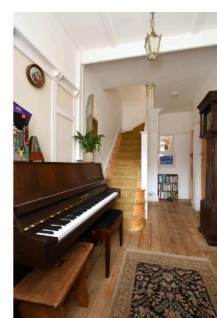
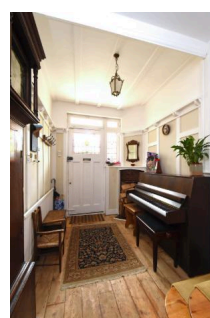


59, Boveney Road , SE23 3NL · 5 bedroom House

£1,025,000



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

Offered to the market in stunning condition throughout is this lovely 5-bedroom, 1930's family home on this popular quiet tree lined street in the heart of Honor Oak Park. The property benefits from a large 62ft, West facing private rear garden that has been beautifully landscaped, off-street parking for EV, double glazing and characterful features throughout. In addition, there are 2 reception rooms, 2 bathrooms and a lovely kitchen dining room leading to the garden.

Upon approach, this handsome house is set back from the street by a private driveway, handy for electric vehicles and is neatly bordered by mature plants and shrubs.

Through the front porch there is an original front door with beautiful stained glass, upon entry you are greeted by a large entrance hall which is typical of these houses, perfect for families as there is plenty of room to drop off the kids, pram, coats, shoes and shopping! The hallway also offers plenty of period character and charm such as a feature fireplace in the corner, original woodwork and exposed wooden floorboards that spread seamlessly though to the reception room.

The cosy front lounge has high ceilings, a fireplace with a stylish wood burning stove, fitted shelving in the alcoves and a large, double-glazed window that is fitted with stained glass and furnished with plantations shutters. The room is separated by large tri-fold doors with brass fittings that allows this space to be partitioned from the rear reception or opened depending on the occasion..



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The rear reception room has been opened to create a superb kitchen dining area, perfect for entertaining and family gatherings. The dining area also has high ceilings, engineered oak flooring and tri-fold doors, offering views and direct access to the garden. The kitchen area is defined by a large island breakfast bar between the two spaces which houses an induction electric hob, storage beneath and a seating area with stools. The kitchen offers plenty of wall and base mounted units with integrated appliances and space for a washing machine. On the side wall there is another worktop housing a butler sink and space for a dishwasher beneath. French doors from this space also lead directly to the garden.

The garden is a good size, extending to 62ft (18.9m) long, it has been beautifully landscaped and is WEST facing which catches the afternoon sun. Nearest to the house is a neatly laid patio area, perfect for al fresco dining on a summer's evening. Up a couple of steps is a manicured green lawn that is bordered at the rear by a tiered bank of mature plants and shrubs. Steps to the side lead up to the upper part of the garden which is surrounded by interesting mature plants and trees. Up here is a dedicated play area for children and another patio area at the far end of the garden where there is a summer house and a large shed. A gate in the rear fence offers access to a jointly owned private lane behind, that connects to Hengrave Road, which is very handy for taking out gardening waste or for bringing in bikes and other items to the back of the house.

Upstairs on the first-floor landing there is a large storage cupboard, original exposed floorboards and stairs that lead up to the converted loft. On this floor there are three good size bedrooms, all of which maintain many period features such as stained glass windows picture rails and original exposed wood floorboards. There is also a family bathroom that has been partially tiled with wood effect flooring. It has a luxurious separate shower enclosure, a bathtub, toilet and wash hand basin. A frosted double-glazed window to the rear offers natural light and ventilation.

The loft has been sensitively converted to create a large master bedroom with en-suite and the fifth bedroom, both of which offer lovely views over the garden and beyond.

The fifth bedroom is currently being used as an office space, it has engineered wood flooring and a particularly nice window that extends down to the floor, offering plenty of natural light and nice views.

The main loft bedroom also has engineered wood flooring and is particularly bright thanks to a couple of big skylights at the front of the house and a large, floor to ceiling, sliding door in the rear dormer that opens to reveal a Juliette balcony, which has stunning leafy tree top views. There is also plenty of additional storage in the eaves.

The stylish en-suite shower room is located at the front of the house and comes with a compact wash hand basin, toilet, heated towel rail and a separate shower enclosure.

The house has been loved, well maintained and dramatically improved by the current owners, circa £175k worth of capital improvements during their ownership.

Boveney Road is a quiet residential street and the house sits within 450 meters to Honor Oak Park station which offers regular



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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 near 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 from traffic. 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 minutes' 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 café 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 are also a very good selection of Good primary schools nearby including Fairlawn, Horniman and Stillness. For Secondary schools, there are Outstanding Harris East Dulwich Boys and Girls Academies and Good Sydenham School in catchment and independent through schools St Dunstan's College and Sydenham High School are not far away..

Property features

- 5-bedroom, 1930's family home on this popular quiet tree lined street
- Large 62ft, WEST facing private rear garden that has been beautifully landscaped
- Off-street parking for electric vehicles and a front porch
- Characterful features and double glazing throughout
- Cosy front lounge with a wood burning stove
- Stunning kitchen dining room offering direct access to the garden
- Family bathroom with separate shower enclosure
- Well converted loft to create a master bedroom with en-suite shower room and a study (5th Bedroom)
- Within 450m of Honor Oak park station (London Bridge and Overground connections)
- Close to a selection of highly rated Ofsted schools, amenities and open green spaces



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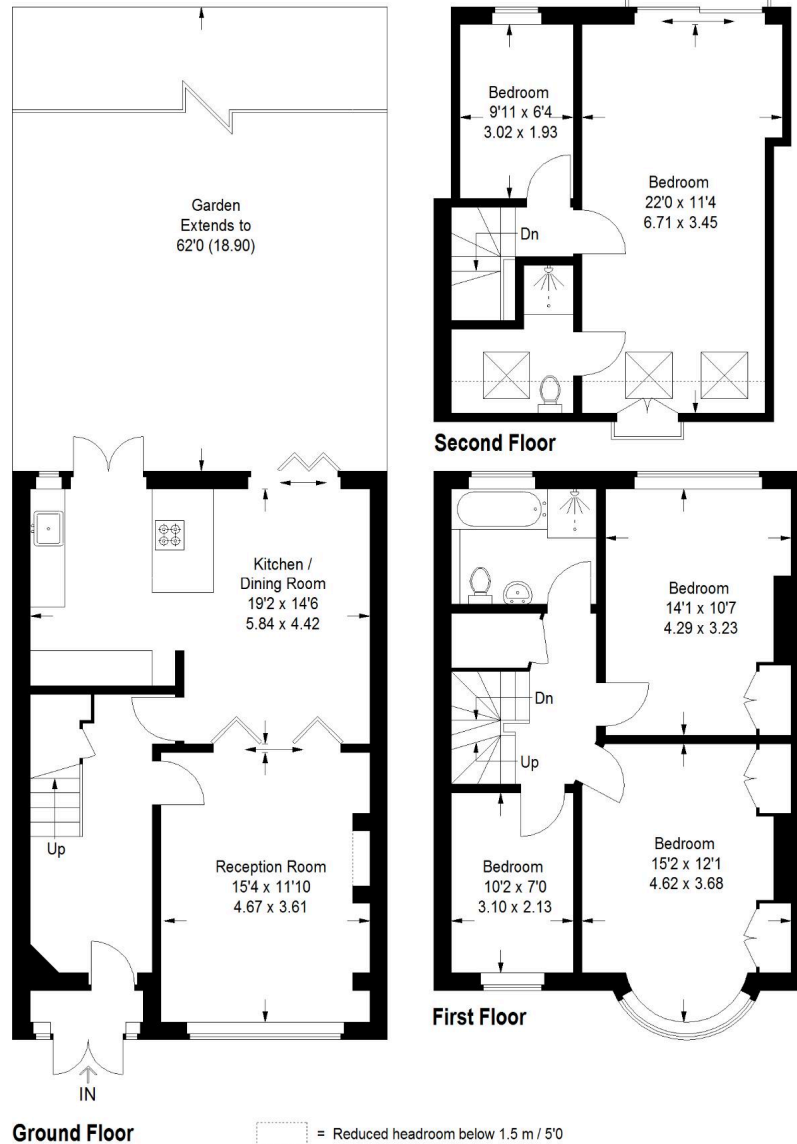
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Boveney Road



Approximate Gross Internal Area
1524 sq ft / 141.6 sq m

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



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