

3, The Fieldings , SE23 3QA · 3 bedroom House

£675,000



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

Located in this quiet, idyllic cul-de-sac, just off Manor Mount in the heart of Forest Hill, is this pretty mid-century, terraced town house that has been recently refurbished and offers exceptional views over the Southeast and Kent. Offered to the market CHAIN FREE!

The house well set back from the street by its own large front garden, offering plenty of privacy, the property also benefits from double glazing throughout, its own private rear garden, a separate garage and there is residential parking right outside.

Upon entry there is an entrance hall that provides access to the main reception room, from here there is also access to the staircase with storage beneath and a guest toilet.

The cosy reception room/dining room occupies the whole length of the property, it has engineered oak flooring a feature fireplace and ceiling spotlights. A large window to the front offers an abundance of natural light as well as views over the front garden and beyond, to the rear of the house is a dining area which has tri-fold doors that lead to a conservatory.

The separate kitchen has plenty of wall and base mounted units on either side of the room with newly fitted laminate worktops. On one side of the room there is a newly fitted oven with electric hob and the other side has a sink with drainer. A patio door leads through into the conservatory which has an area plumbed in for a washing machine and a patio door that leads out to the



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rear garden.

The garden has been landscaped to be low maintenance with a patio area closes to the house and steps that wind upwards, between a tiered bank of plants and shrubs, to the upper part of the garden where there is a sunny patio area. A gate in the rear fence offers access to a path that leads behind the neighbouring houses to the street, handy access for gardening waste, bikes and the like.

Upstairs there are 3 bedrooms, all with engineered oak wood flooring and a bathroom.

The largest bedroom is at the front of the house and is a good size double with a window looking out over the front garden and offering lovely far-reaching views over Kent and the Southeast.

Adjacent is the smallest of the three bedrooms which also shares the lovely views, this bedroom would make a good home office/study or a kid's bedroom.

The second bedroom at the rear of the house is also a good size double and has green and leafy views over the back garden.

The bathroom has been recently renovated with new lino flooring, a new bath fitted with shower above which is accompanied by a toilet and wash hand basin. The walls are fully tiled and there is a frosted double-glazed window for natural light and ventilation.

The location of the The Fieldings couldn't be more convenient, close to Forest Hill Station (London Bridge Station and the Overground) as well as bus routes into the West End and City.

Forest Hill is bustling with an array of shops, cafes, restaurants, pubs and boutiques, as well as a large Sainsbury's within walking distance and a great leisure centre with a swimming pool. The area also offers access to some highly rated primary and secondary schools and green open spaces such as Blythe Hill Fields and Horniman Gardens with its famous museum.



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## Property features

- Located in this quiet, idyllic cul-de-sac, just off Manor Mount in the heart of Forest Hill
- Pretty mid-century, terraced town house that has been recently refurbished with double glazing
- CHAIN FREE Offering exceptional views over the Southeast and Kent
- Garage and residents parking outside the house
- Large front garden and private rear garden
- Double reception room
- Kitchen and conservatory
- Family bathroom
- Close to Forest Hill station (London Bridge and Overground connections)
- Close to the amenities of Forest Hill, a good selection of highly rated schools and Horniman Gardens



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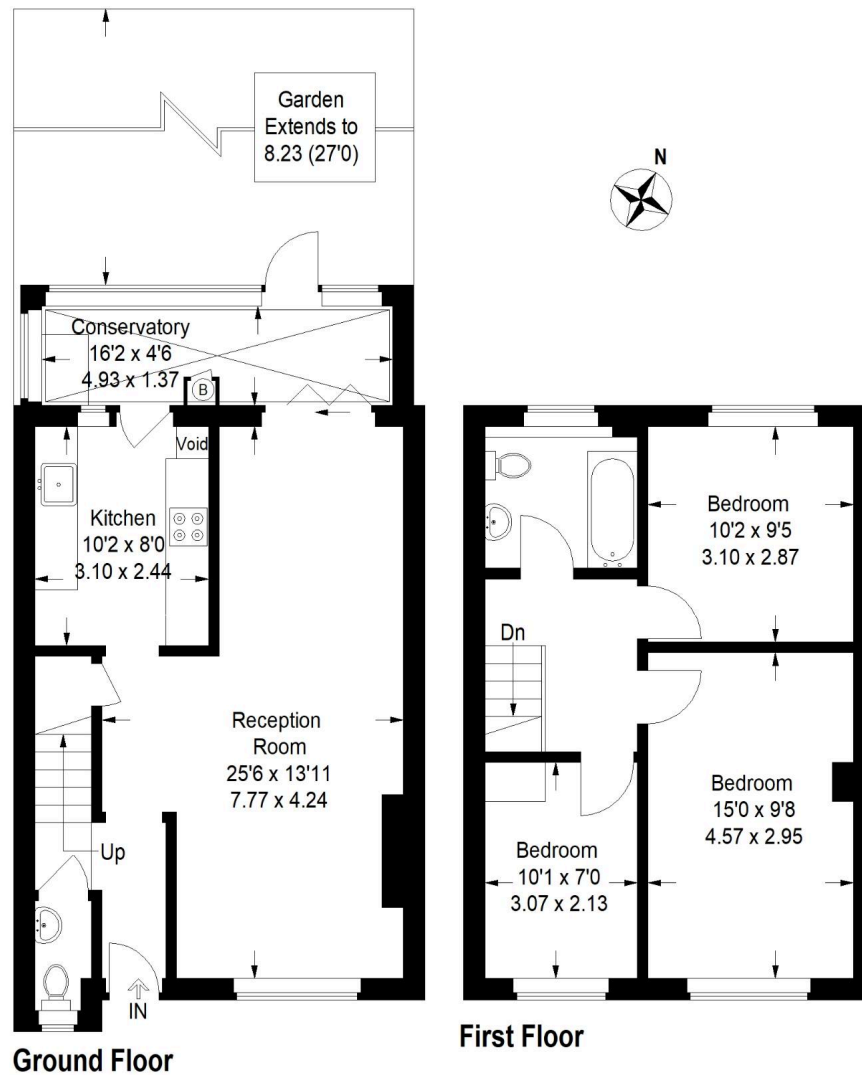
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## The Fieldings



Approximate Gross Internal Area  
(Excluding Void )  
969 sq ft / 90.0 sq m

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



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