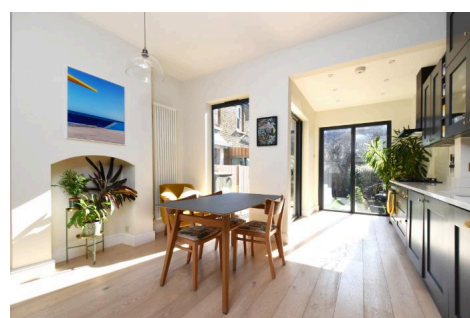
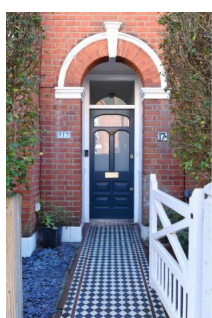


17, Ebsworth Street, SE23 1ER · 3 bedroom House

£825,000



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

CONTRACTS EXCHANGED! Stylish and elegantly refurbished to an impeccable standard is this superb freehold 3-bedroom Victorian half house, with a SOUTH facing private landscaped rear garden, located on this popular residential street close to Honor Oak Park station.

The house has an imposing red brick facade with detailed masonry and a small hedged front garden shielding it from the street. The house is full double glazed throughout and there is an added bonus of solar panels and a battery making this property very energy efficient!

The reception room at the front is a charming lounge with a beautiful original Victorian fireplace as the centrepiece, original cornicing on the ceiling and a stylish column radiator under the window.

The rear reception room has been cleverly opened to the kitchen to create a fabulous kitchen dining area that has engineered oak flooring with underfloor heating.

The windows and doors are a dominating feature in this room offer an abundance of light as well as practical access to the rear garden from the side sliding doors and the rear bi-folds.

Along one side of the room are fitted floor to ceiling kitchen cabinets, in a classic dark grey shaker style with brass fittings, cleverly utilising the ceiling height for additional storage.



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All the appliances are fully integrated and there is a white quartz worktop housing the sink and hob.

Both sets of doors lead out to a limestone patio area that is perfect for lounging and entertaining. Thanks to the south facing aspect the back of the house is a sun trap! Beyond the patio is a lawn which is surrounded by mature plants and shrubs. A mature fruit tree sits centre stage and will provide a natural shade in the warmer months.

Upstairs on the first floor are two bedrooms and a family bathroom.

The main bedroom occupies the whole width of the front of the house. It benefits from bespoke fitted floor to ceiling wardrobes along one side of the room, has painted wooden floorboards, a large square bay window and high ceilings.

The smaller adjacent bedroom also has painted wooden floorboards, a fitted cupboard and a window that overlooks the garden.

The family bathroom has a contemporary style with fully tiled floors and walls, a bath with shower head above, toilet and a wash hand basin. A frosted window offers natural light and ventilation.

The top floor is a converted loft space which houses a lovely bedroom suite. The bedroom has beautiful parquet flooring, two front facing sky lights and a rear window with far reaching views. There is also a charming stain glass feature that allows light into the stairwell.

The rear part of the loft conversion has a contemporary shower room that is partially tiled and comes with a heated towel rail, a large walk-in shower enclosure, a toilet and a wash hand basin. Another frosted window offers plenty of natural light and ventilation.

Ebsworth St is approximately 5 mins walk to Honor Oak Park station where there are regular services to London Bridge (around 15mins) as well as London Overground services to Shoreditch and Highbury and Islington. The trendy high street boasts a range of independent shops, cafes, bars, a deli and several highly-recommended restaurants. 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.



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£825,000

Property features

- Superb freehold 3-bedroom Victorian half house
- Stylish and elegantly refurbished to an impeccable standard
- CHAIN FREE SALE!
- SOUTH facing beautifully landscaped private rear garden
- Stunning open plan kitchen dining room with underfloor heating
- Separate front lounge with period features
- Family bathroom and a shower room in the loft conversion
- Solar panels and battery storage to boost energy efficiency
- Close to Honor Oak Park station and green open spaces such as Blythe Hill fields & Horniman Gardens
- Close to amenities of Honor Oak high street and a good selection of highly rated schools



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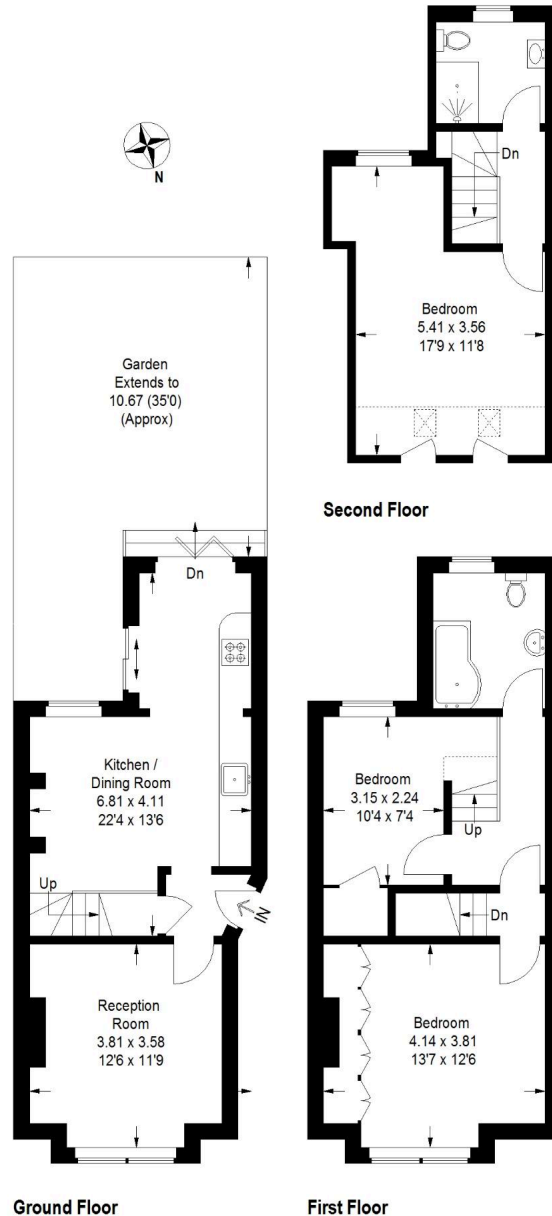
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Ebsworth Street

Approximate Gross Internal Area = 100.2 sq m / 1079 sq ft



⋮ = Reduced headroom below 1.5 m / 5'0

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



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