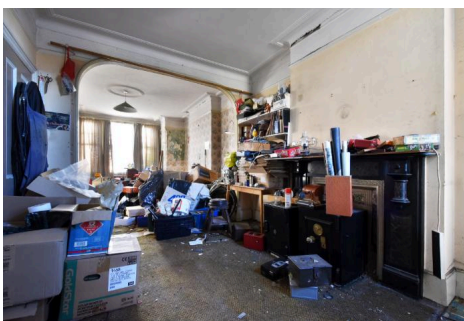


1, Honor Oak Rise, SE23 3QY · 4 bedroom House

£975,000



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

A unique opportunity to purchase this amazing 5-bedroom Victorian end of terrace family home, in need of complete renovating and TLC, that is radiating an abundance of period features, character and charm. The house requires a total renovation, including installation of a central heating system, rewiring throughout, landscaping of the garden, new windows and work on the roof.

The house also benefits from a 41ft private WEST facing rear garden with side return access, 2079 sqft (193.1 sqm) of internal living space, including an extensive cellar and it's located on a cul-de-sac which is one of Honor Oak Park's premier streets.

This handsome period house has great kerb appeal, its striking façade of red brick walls and ornate period detailing is very pleasing to the eye. The property is set back from the street protected by a walled front garden. A pathway leads to an attractive arched porch giving access to the house through a large period front door.

Upon entry is a spacious hallway with authentic Victorian tiled flooring. Stairs leading both upstairs to the bedrooms and downstairs to the kitchen dining room.

At the front of the house is a grand formal double reception room with high ceilings, original cornicing, attractive original fireplaces with marble surrounds, original exposed wood flooring and a large sash bay window which illuminates the room with



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natural light.

The rear part of the reception room shares similar period features, a matching fireplace, a window looking out to the garden via the side return.

Downstairs to the rear of the house is a kitchen and dining room. There is also access to the cellar which is extensive and sits beneath the double reception room and entrance hall. The ceiling height is reasonable good for a cellar and could make a great utility room which has been done by neighbouring properties.

The kitchen and dining room would benefit from being opened up to create an open plan kitchen dining area as it currently two separate rooms. The dining area offer direct access to the garden from a patio door. Steps lead down to the garden.

The garden needs complete landscaping but it's a suntrap in the summer as it catches the afternoon sun, it would make a perfect spot for entertaining and al fresco dining in the warmer months. There is very useful side return access from the street which is shared by the houses on Forest Hill Road and there is also a disused 'privy' in the side return.

Back inside the house, off the half landing upstairs, is a family bathroom and a separate toilet, once again both require full renovation.

To the rear of the house, is a charming double bedroom with an original feature fireplace, exposed wood flooring and overlooks the garden below through two large sash windows.

In the middle of this floor there is another large double bedroom that has high ceilings, a feature fireplace exposed wooden flooring and a sash window to the rear looking over the sider return windows towards the garden.

Occupying the whole width of the front of the house is a large main bedroom which has high ceilings, exposed wood flooring, a feature fireplace and three large sash windows.

Upstairs to the second floor there is space for an additional bathroom although the room need to be completely fitted and renovated.

At the rear of the property is a delightful bedroom with lovely views overlooking the garden and far beyond. This room has recently had water damage from a defected roof that is in the process of being repaired.

The loft space is accessible from the landing and has the potential to be converted into a further bedroom and shower room



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subject to planning permission.

Honor Oak Rise is a quiet peaceful no through road that leads up One Tree Hill where there is a lovely woodland walk and spectacular views of the London Skyline. The house is located less than 10 minutes' walk from Honor Oak Park Station (National Rail and Overground services to central London); two bus routes stop at the bottom of the Rise. Central Honor Oak has excellent local shopping plus good pubs and restaurants. Honor Oak is convenient for local state and private schools in Dulwich, Peckham, Sydenham and Forest Hill.

Property features

- A unique opportunity to this purchase this amazing 5-bedroom Victorian end of terrace family home
- In need of complete renovating and TLC.
- New Central heating system, rewiring throughout, landscaping of the garden and new windows.
- WEST facing rear garden with side return access
- 2079 sqft (193.1 sqm) of internal living space, including an extensive cellar
- Double reception room
- Kitchen and dining room
- Potential for two bathrooms and a separate toilet
- Close to Honor Oak Park station and One Tree Hill at the end of the cul-de-sac
- Close to amenities and a good selection of highly rated schools



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Honor Oak Rise

Approximate Gross Internal Area (Including Basement)
193.1 sq m / 2079 sq ft
(Excluding Basement)
152.0 sq m / 1636 sq ft



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



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