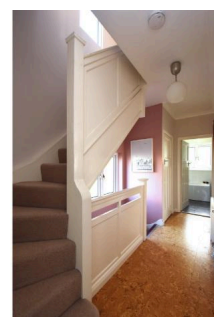
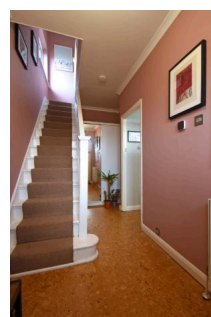


34 , Tewkesbury Avenue, SE23 3DQ · 4 bedroom House

£900,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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£900,000



Property description

Perched on top of Forest Hill offering stunning panoramic views of London is this stunning 4 bedroom, 1930's semi-detached family home. The house has been well maintained by the current owners.

This is a larger than average plot, which benefits from off street parking, a separate garage, double glazing throughout and a stylish open plan interior. Due to the generous plot the house has great potential to add a two storey extension to the side of the property (previous planning permission has lapsed).

The house is raised from the road offering a high level of privacy. Steps lead up through the front garden to the entrance that is shielded by a porch, perfect for leaving shoes and brollies on those wet days. Upon entry there is a generous hallway with plenty of storage space under stairs.

The reception room stretches the whole length of the house with the lounge area at the front, a cosy seating area and fireplace in the centre and a dining area at the back. The dining room has double patio doors at the rear leading to part of the garden and a skylight above floods this area with light.

The kitchen is open plan to the dining room and has plenty of high-quality wall and base mounted units with walnut worktops



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and integrated appliances. On one side of the room there is an oven and a hob with an extractor above. Above the sink is a window overlooking the garden.

The kitchen also gives access to the side return of the garden where there is a lovely private patio area, perfect for al fresco dining and summer BBQs. From here there are steps leading down to the garage and there is a handy outside storage cupboard. The garden also extends to a large upper decked area, where there is an abundance of mature plants and shrubs, as well as a separate upper decked seating platform which offers amazing views over the city.

Upstairs on the first floor there are three bedrooms. Two of these are large double bedrooms, with the front double bedroom having spectacular views over the London Skyline and the bedroom to the rear overlooking the private garden. There is also a single bedroom currently arranged as a study, at the front of the house and a luxurious modern family bathroom to the rear which has a bath, separate shower enclosure and wash hand basin. The toilet is in a separate room adjacent.

The fourth bedroom is found within the loft and is a luxurious master bedroom suite which is large and light filled, with a full height dormer that surveys the garden and a stylish en-suite shower room. More fabulous views of the city can be captured from the Velux windows to the front.

Tewkesbury Avenue is a quiet residential road that is very popular with young families. There are a number of Ofsted highly rated schools locally (Horniman and Fairlawn Primary Schools). The street also has a wonderful community of neighbours that hold annual street parties and have an active WhatsApp group.

The Horniman Museum and Gardens are a short stroll away, providing a lovely area for children to play as well as a weekly farmers' market and café. Tewkesbury Avenue is conveniently flanked by Forest Hill on one side and Honor Oak Park on the other, both areas offering a bustling array of shops, bars, cafes and restaurants for all ages. The nearest station is Forest Hill which is about 0.6 miles or a 13 minute walk and Honor Oak Park is almost an equivalent distance. Both have the efficient Overground service and National Rail to London Bridge. East Dulwich and Peckham Rye are also close by, providing further opportunities for independent shopping and entertainment, with their numerous bars, restaurants and arts cinema.



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Property features

- Lovely 4 bedroom, 1930's semi-detached family home with side return access
- Offering stunning panoramic views of London
- Off street parking and a separate garage (Lapsed planning for an extension above the garage)
- Double reception room
- Spacious tiered rear front and rear garden
- Kitchen dining room
- Master suite loft conversion with an en-suite shower room
- Bathroom and separate toilet
- Close to Honor Oak Park and Forest Hill stations (London Bridge and Overground)
- Close to amenities, green open spaces of Horniman Gardens and a good selection of schools



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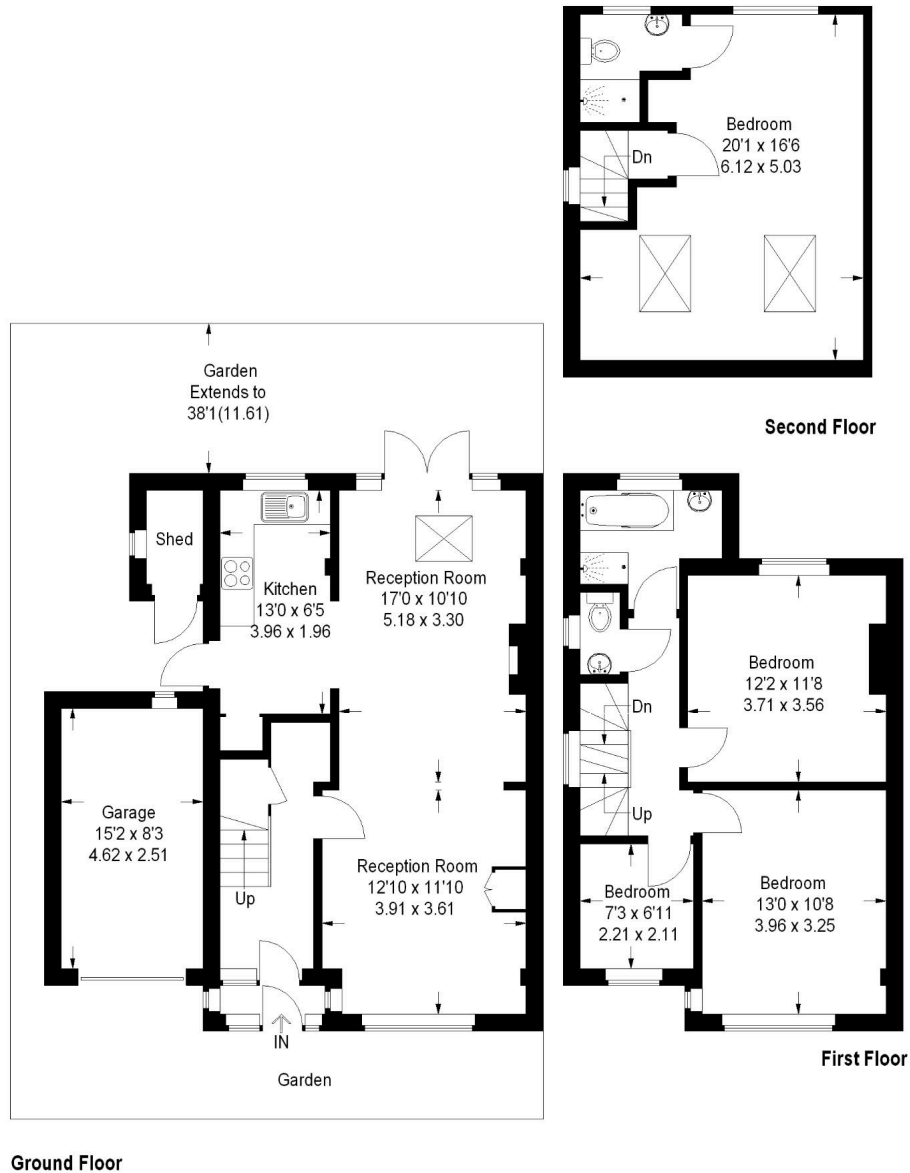
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Tewkesbury Avenue

Approximate Gross Internal Area (Including Garage)
1481 sq ft / 137.6 sq m

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



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