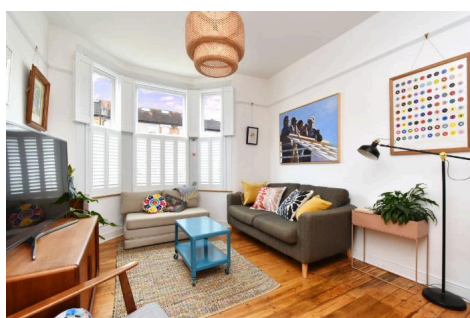


63, Salehurst Road , SE4 1AR · 4 bedroom House

£950,000



ALPS Estates Ltd trading as Pickwick Estates

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

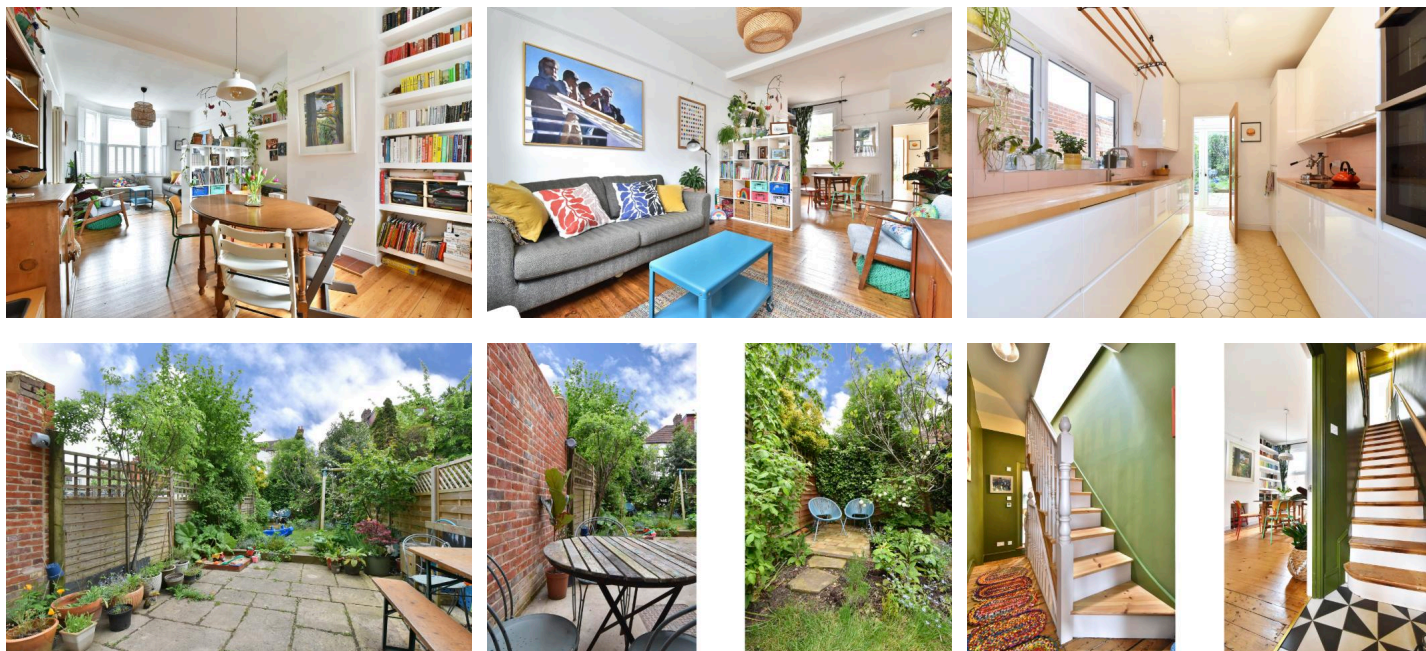
[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4364/SE41AR\\_salehurst-road.htm](http://pickwickestates.com/detail/4364/SE41AR_salehurst-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

63, Salehurst Road , SE4 1AR · 4 bedroom House

£950,000



## Property description

A charming four-bedroom, mid terrace Victorian family home with a beautifully mature, sunny SOUTH facing garden. The property is located on this quiet residential street that has a very close-knit community, adjacent to the green open spaces of Blythe Hill Fields and Ladywell Fields, between Crofton Park, Catford and Honor Oak Park.

The house has attractive kerb appeal thanks to its imposing yellow stock brick façade, that has been restored in recent years. The property is set back from the street by a small walled front garden, offering privacy. The whole house is double glazed throughout.

The ground floor has a double reception room with high ceilings and exposed wood floorboards. A cosy lounge area is located to the front of the house and a dining room at the back, both are light and airy thanks to a window looking out to the garden and a large bay window to the front that is furnished with plantation shutters.

The reception/dining room at the back leads through to the Kitchen which has been stylishly decorated in a clean contemporary style with plenty of white gloss cupboards on either side of the room. Wood worktops sit neatly against the pale pink tiled splash back. The sink is located on one side of the room, neatly under a window to the side return and the hob and high-level oven sits on the other side of the room. Yellow tiled hexagon floors reflect natural light giving the kitchen a warm glow and beneath there is also underfloor heating.



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4364/SE41AR\\_salehurst-road.htm](http://pickwickestates.com/detail/4364/SE41AR_salehurst-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

63, Salehurst Road , SE4 1AR · 4 bedroom House

£950,000

A patio door at the back leads to a conservatory overlooking the garden which houses a guest toilet and offers direct access to the garden via French doors.

The garden is a sun trap in the summer thanks to its SOUTHERLY facing aspect, there is a patio area closest to the house that extends out to a lawn that is bordered by an array of mature plants and shrubs. At the back of the garden is an additional secluded, intimate patio area in a shaded spot for the warmer summer days.

Upstairs on the first-floor landing is a luxurious family bathroom which been cleverly expanded to create a very generous size bathroom. The whole room has a lovely fresh, bright clean feeling thanks to double aspect windows and large white floor and wall tiles that reflect natural light. There are contemporary fittings in the form of a wash hand basin on a wooden vanity unit, a toilet and a lovely freestanding bathtub that sits neatly under a window overlooking the garden. There is also underfloor heating, a heated towel rail, a generous separate walk-in glass shower enclosure and a large storage cupboard.

Occupying the whole width at the front of the house is the main bedroom which has exposed wood floors that are painted to create a calm ambience, high ceilings and two large double-glazed windows.

The second bedroom is in the middle of the house and faces towards the garden, it also has original exposed floorboards and high ceilings.

The loft has been cleverly converted to create two further bedrooms and a shower room.

The bedroom at the front has two large Velux windows and storage in the eaves.

The bedroom at the back is in the dormer and offers striking views over the surrounding rooftops and gardens.

The shower room has been stylishly decorated with similar theme as downstairs, this time with hexagon mosaic tiled flooring and large white wall tiles. There is a space saving wash hand basin, a contemporary toilet with hidden cistern, a walk-in glass shower enclosure and a heated towel rail. A large Velux window offers natural light and ventilation, beneath is a cupboard offering additional storage in the eaves.

Salehurst Road is within easy access of 3 mainline stations, the closest is Crofton Park (0.4 miles) which goes to Blackfriars, Farringdon, Kings X and offers convenient access to the Thameslink line, Catford and Catford Bridge (0.5 miles) have links to Victoria and Honor Oak Park station (0.47 miles) has regular services to London Bridge (around 15mins) as well as London Overground services to Shoreditch and Highbury and Islington. The trendy high street at Honor Oak Park boasts a range of independent shops, cafes, bars, a deli, vintner and several highly-recommended restaurants. A short walk north brings you to vibrant Brockley with a selection of independent coffee shops, gift shops and restaurants. 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 green leafy open spaces can be found at Blythe Hill Fields, Hilly Fields, Ladywell Fields, One Tree Hill and Horniman Gardens, all offering fantastic views of the London skyline. There is also an excellent selection of Outstanding and Good primary



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4364/SE41AR\\_salehurst-road.htm](http://pickwickestates.com/detail/4364/SE41AR_salehurst-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*



63, Salehurst Road , SE4 1AR · 4 bedroom House

£950,000

schools nearby, including Stillness, Beecroft and Prendergast ladywell all within a very short walk! In recent years the house has been in the catchment area for all three as well as other schools. This is an amazing opportunity to buy a truly wonderful family home in an exceptional location.

## Property features

- A charming four-bedroom, mid terrace Victorian family home
- Beautifully mature, sunny SOUTH facing garden
- Quiet residential street with a close knit community of local families
- Double reception room
- Stylish kitchen with underfloor heating
- Conservatory and guest toilet
- Luxurious family bathroom with separate shower enclosure
- Additional shower room in the converted loft
- Close to 3 mainline tran stations, Crofton Park, Honor Oak Park and Catford
- Close to amenities, green open spaces like Blythe Hill Fields and a good selection of schools



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4364/SE41AR\\_salehurst-road.htm](http://pickwickestates.com/detail/4364/SE41AR_salehurst-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

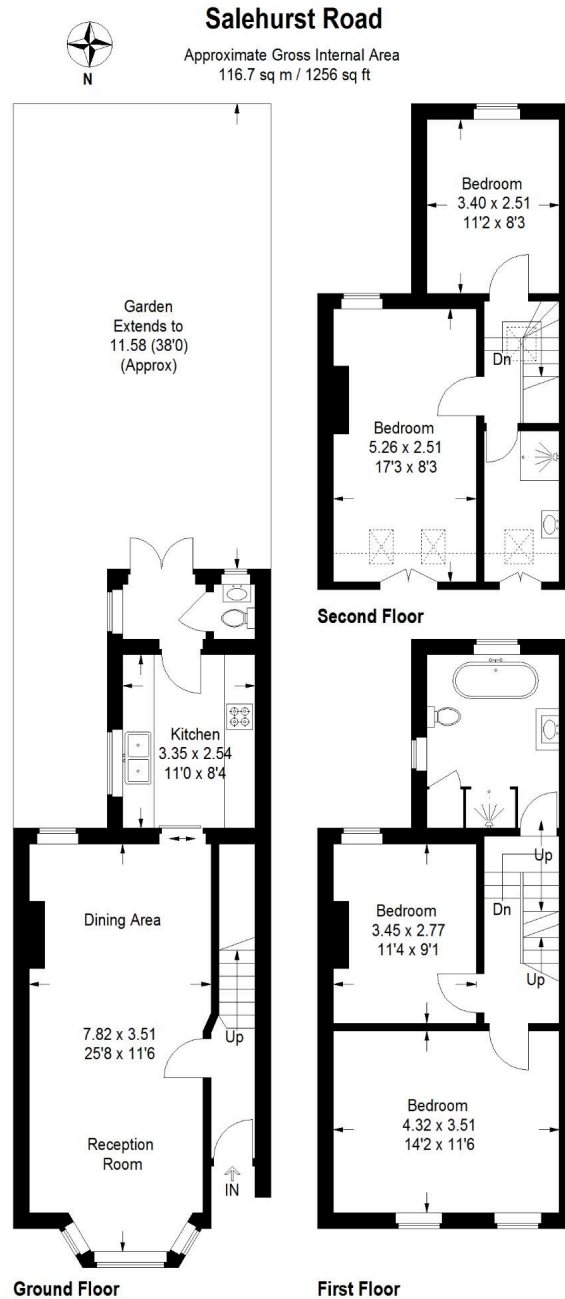


Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4364/SE41AR\\_salehurst-road.htm](http://pickwickestates.com/detail/4364/SE41AR_salehurst-road.htm)

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*