

39, Agnew Road , SE23 1DH • 3 bedroom House

£800,000



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

If you are looking for a refurbishment project, look no further! This handsome 3-double bedroom, Victorian mid terrace family home will be right up your street!

Located in the heart of Honor Oak, less than 500 meters from the station and the high street amenities!

The house is well proportioned, offering well laid out accommodation and double glazing throughout. It benefits from a private rear garden with a SOUTH facing aspect and is being sold CHAIN FREE. A generous floor space of 1428 sqft (132.66 sqm) with potential to extend into the side return and convert the loft (Subject to planning consent)

The front of the house has an attractive façade with exposed brickwork and detailed masonry around the windows and doorway. Traditional square bay windows area features on the ground and first floors and there is a small front garden shields the house from the street with a path leading to the front porch.

The second reception room has exposed wood floorboards, high ceilings with cornicing and the bay window offers plenty of natural light. The rear reception room also has exposed wood flooring, high ceilings with cornicing and a window to the rear that looks out to the garden.

A further reception room is at the rear of the house with a bay window to the side return.



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The kitchen has been recently updated with new white gloss kitchen cupboards, grey metro tiled walls and fitted appliances including the sink which sits neatly under a window to the side return.

At the far end of the house is a doorway providing access to the garden and just next to this is a fully tiled shower room with a toilet and a wash hand basin. A frosted window offers natural light and ventilation.

The garden is SOUTH facing so it's a sun trap! 24 ft (7m) long with a patio area closest to the house, in need of landscaping.

Upstairs there is a generous landing with a loft hatch above offering access to the loft as well as a large storage cupboard.

Occupying the whole width of the front of the house is a large double bedroom that has high ceilings, cornicing and two large windows, one of which is a square bay that provides plenty of natural light.

Adjacent, in the middle of the house is another good size double bedroom with a and a window looking out to the rear.

Towards the back of the house is a separate toilet and a bathroom with a bathtub and wash hand basin that sits under a frosted window. These two rooms could easily be knocked through to make a larger bathroom.

At the far end of the property are two more rooms, one is a small room that could be a study or could even be knocked through to create a bigger bathroom.

The double bedroom at the back has a window that looks over the rear garden.

Agnew Road is located in the heart of Honor Oak Park and very popular among young families. It is a quiet residential street made up of similar family homes, close to some highly rated primary schools such as Stillness School, which is closest, Dalmain school and Fairlawn are also close by. The local train station is very convenient with regular services to London Bridge and Overground connections. The areas amenities include an array of excellent cafes, bars and restaurants as well as good places for local shopping offered by Sainsbury's and a local deli. Green open spaces surround the area such as One Tree Hill, Blythe Hill Fields and the popular Horniman gardens with its museum.



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Property features

- Refurbishment project! Potential to extend into the side return and convert loft (STTP)
- Freehold 3/4 bedroom Victorian family home
- SOUTH facing rear garden
- 3 reception rooms
- Newly fitted kitchen
- Family bathroom with separate toilet and downstairs shower room
- CHAIN FREE SALE
- A generous floor space of 1428 sqft (132.66 sqm)
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



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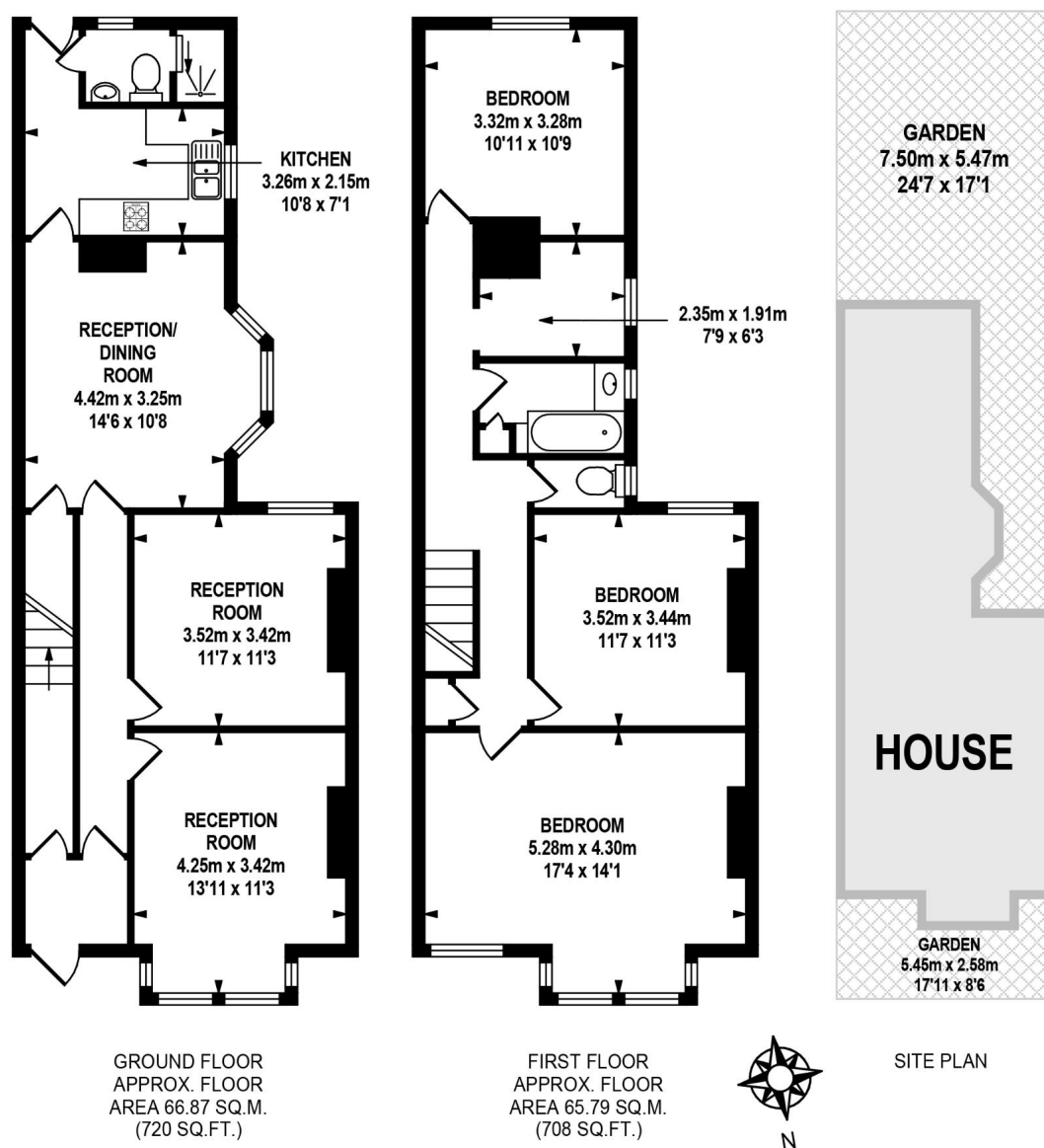
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pickwick estates TOTAL APPROX.FLOOR AREA 132.66 SQ.M. (1428 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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