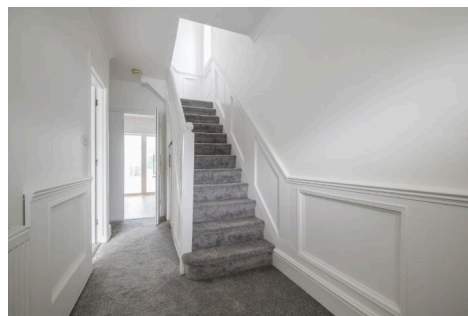


85, Canonbie Road , SE23 3AQ · 5 bedroom House

£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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Property description

Perched at one of London highest points on top of Forest Hill, offering an abundance of natural light and stunning panoramic views of London, is this lovely 5 bedroom, 1930's semi-detached family home. Offered to the market CHAIN FREE and has recently been painted throughout with new carpets.

The house benefits from off street parking, side return access, private rear garden, two bathrooms and double glazing throughout.

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 a guest toilet plenty of storage space under stairs.

The front reception room is a good size with new carpets high ceilings, a gas fireplace and a large square bay window that offers plenty of natural light. The window looks out over the front garden towards the street.

At the rear of the house is a good size kitchen dining room that has the kitchen set to the left-hand side of the room with tiled floors leaving plenty of room for a dining table and chairs on the other side of the room which has wood effect flooring. The kitchen has plenty of white gloss wall and base mounted units with integrated appliances, including a washing machine, drier,



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dishwasher under the counter and an oven and microwave in a tall unit to the side. The hob is housed in the black laminate worktop with an extractor above and the sink sits neatly under a window that looks out onto the conservatory.

A patio door from the dining area leads out to the conservatory which is carpeted and is double glazed. Double patio doors open to the rear garden. There is potential to extend the house into this space as neighbouring houses have done so (subject to planning consent)

From the conservatory there is a raised deck which offers nice views and has steps that lead down to the garden. The garden is a good size, approximately 44ft long and 20ft wide (13.6m x 6m). There is a gravel patio closest to the house and a lawn area beyond this. There is also very handy side return access to the front of the house.

Upstairs on the first floor there are three bedrooms, all have newly fitted carpets. Two of these are large double bedrooms, with the rear double bedroom having spectacular views over the London Skyline and the bedroom to the front looks out to the street. There is also a single bedroom which would make a good kid's bedroom or study. At the rear of the house is family bathroom which has a freestanding roll top bath, separate shower enclosure, wash hand basin and a toilet.

Upstairs the loft has been converted to create a further 2 bedrooms. The larger double at the back offers amazing 180 views over the London Skyline and out towards Kent from a Juliette balcony. It also benefits from an en-suite shower room. Being so high up on the hill there is an abundance of natural light.

The front of the loft has another bedroom which has two skylights for natural light with storage cupboards in the eaves below. This room could make a good walk in dressing room, a child's bedroom or a study.

Canonbie Road 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. Canonbie Road 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 (0.54 miles) and Honor Oak Park station is almost an equivalent distance (0.56 miles). 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 5 bedroom, 1930's semi-detached family home
- Perched on top of Forest Hill, offering stunning panoramic views of the London Skyline
- Front garden with off street parking and side return access
- Front reception room
- Kitchen dining room with a conservatory
- Good size rear garden approx. 44ft long and 20ft wide (13.6m x 6m)
- Two bathrooms, including an en-suite shower room
- CHAIN FREE SALE
- Close to Fairlwan primary school and green open spaces such as Horniman Gardens
- Equidistant to Forest Hill and Honor Oak Park stations as well as good bus routes



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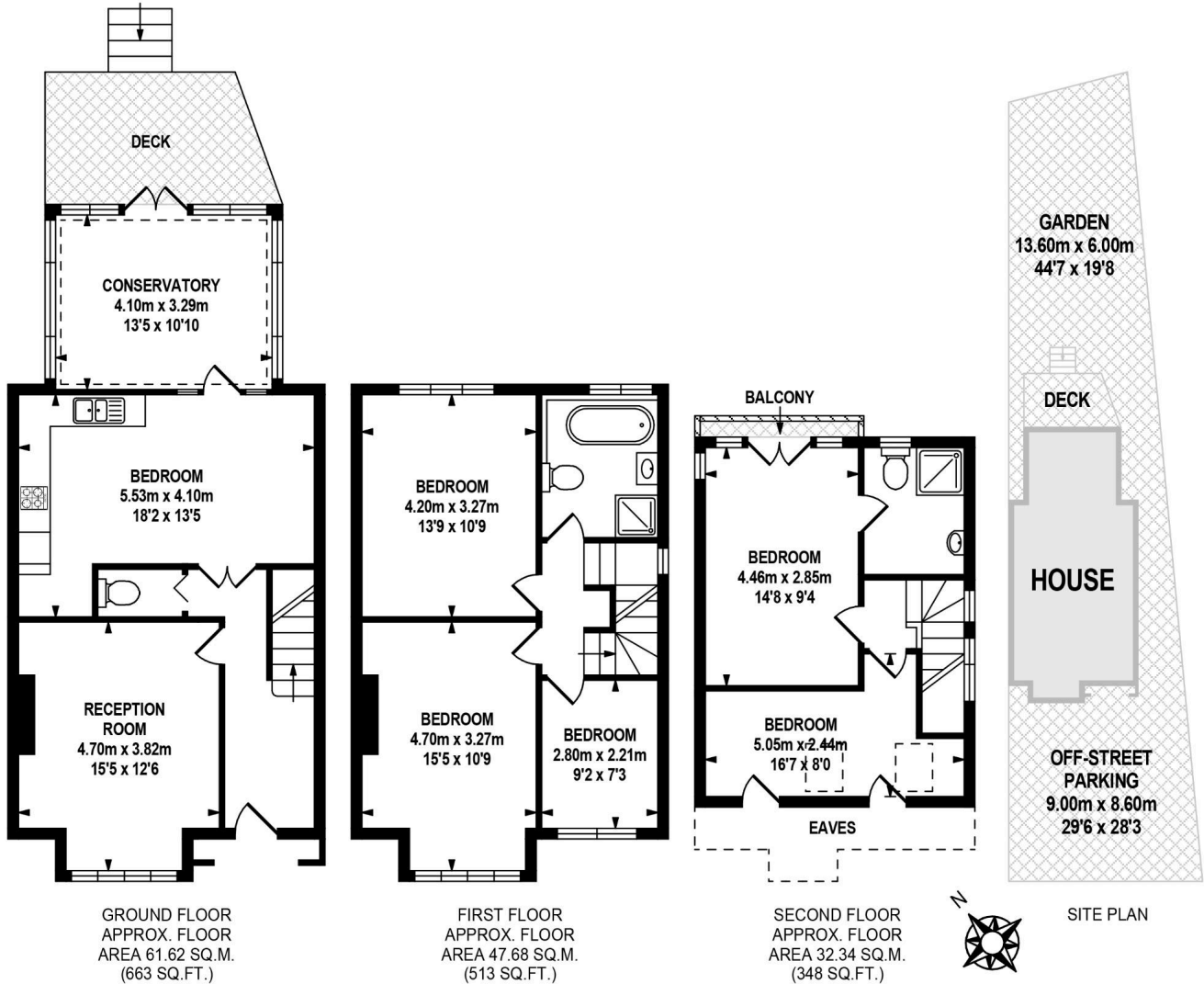
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pickwick estates TOTAL APPROX.FLOOR AREA 141.64 SQ.M. (1524 SQ.FT.)

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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