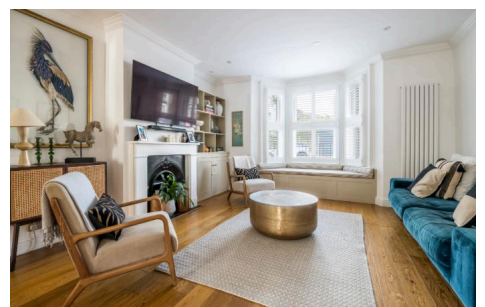
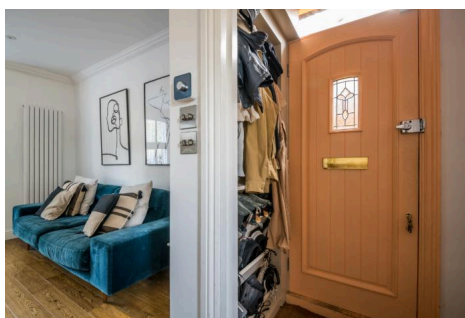


2, Rojack Road, SE23 2DF · 3 bedroom House

£765,000



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## Property description

Located on this quiet, picturesque cul-de-sac in the heart of Forest Hill is this charming 3-bedroom, SEMI-DETACHED Victorian family home with a private rear garden.

The house benefits from being beautifully decorated to a high spec throughout, a private front and rear garden, double reception room, lovely sash style double glazed windows that are furnished with plantation shutters, a contemporary kitchen, a luxuriously styled family bathroom and an abundance of period features.

The house is conveniently located close to amenities as well as Forest Hill station with connections to the Overground and London Bridge.

This special house offers great kerb appeal with a charismatic Victorian façade that has been well maintained with exposed London stock brickwork and a large bay sash window surrounded by detailed masonry.

The house is set back from the street by a walled and gated front patio garden with a path down the side of the house leading to the front door. There is also access to a clever side return shed which is great for external storage as well offering additional security.



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Upon entry there is a hallway which has been fitted with storage for coats, shoes and the like with a staircase leading upstairs. The double reception room runs from front to back with engineered wood flooring, a cosy lounge area at the front of the house and a dining area towards the back. The front room has a lovely large bay window furnished with plantation shutters that illuminate this room with natural light. Fitted within the bay is a boxed window seat with cushions, a nice place to contemplate and watch the world go by.

The room also benefits from a beautiful central fireplace, fitted cupboards and shelving in the alcove, high ceilings with cornicing and a tall column radiator to save wall space.

The dining area has plenty of space for a good size table and chairs with ceiling pendant lights above, a window looking out to the garden, fitted storage cupboards utilising the storage space under the stairs and a door leading to the kitchen.

The contemporary kitchen is sleek and elegant in style and very practical with units running along both sides of the room. There are plenty of cupboard space with white units above and grey units below, white marble splash back and worktops sit above housing the Gas hob to one side and the sink on the other which sits nicely under a side window. The wood effect tiled floors have underfloor heating and there is a double glazed French door leading out to the garden.

Outside, the patio garden is private, secluded and low maintenance thanks to the patio that wraps around the house down the side return.

Upstairs, occupying the whole width of the front of the property is the main bedroom. It has immaculately fitted, full height bespoke storage along one side of the room, the floors are carpeted for extra comfort and there are two large, double-glazed sash windows fitted with plantation shutters.

The bathroom is luxuriously fitted with a stylish contemporary white suite with an over the bath shower. The walls and floors are clad in grey marble effect tiles with insert built in shelving and a vanity unit below the sink. Additional creature comforts include a heated towel rail and underfloor heating.

Towards the rear of the property are two further bedrooms, both are fully carpeted with double glazed windows overlooking the garden.

From the landing there is access to the loft which offers great additional storage, the loft has been fully boarded and accessible with a built-in pull-down loft ladder.

Rojack Road is a much-loved street close to Forest Hill station and a few minutes' walk to the independent shops and cafés found in the area. The station is less than 400 meters away which is about a 5-7 minute walk. There are regular services to



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London Bridge, Victoria and London Overground as well as links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington via the Overground. There is also a great selection of local nurseries and Primary schools, the nearest primaries being Damlain school, Horniman school, Fairlawn school and Kilmorie school. All within a 0.3 - 0.5 mile radius. Central Forest Hill has plenty to offer such as St David's café which is the prettiest coffee shop you could wish for, there are superb comedy nights at The Signal and The Sylvan Post does excellent food along with some great pizza places. You'll also find a Sainsbury's Post Office, WH Smiths, Boots, delicatessens and modern swimming pool/leisure centre. Horniman Museum and Gardens is very close and holds regular farmers' markets, great summer events and a butterfly sanctuary, while Honor Oak Park, Blythe Hill Fields and Sydenham Woods is also within walking distance. This is a great property in a superb location, contact us now to arrange an appointment.

## Property features

- 3 bedroom Victorian semi-detached family home
- Private rear garden with side return shed
- Refurbished to an exceptionally high standard throughout
- Good quality double glazed windows throughout
- Double reception room with Oak wooden flooring
- Contemporary kitchen with integrated appliances and underfloor heating
- Luxurious family bathroom with underfloor heating
- Boarded loft for additional storage and pull down ladder
- Quiet residential cul-de-sac
- Close to Forest Hill station (London Bridge and Overground connections) and local amenities



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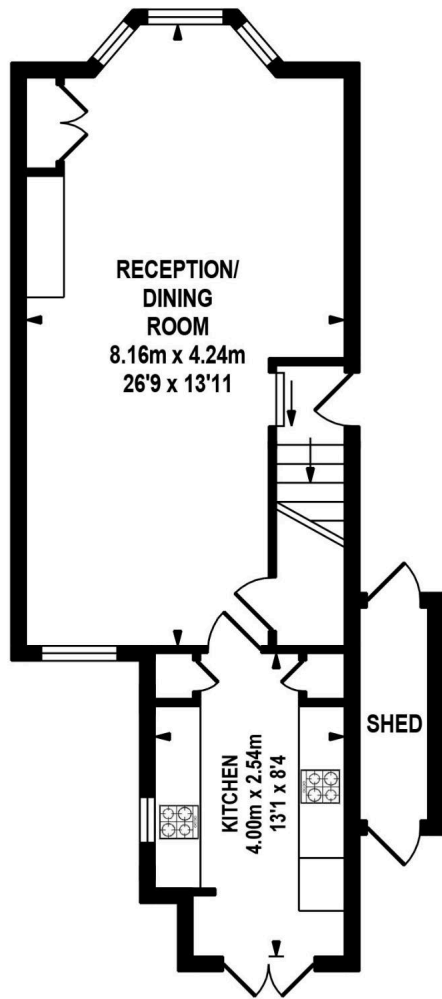
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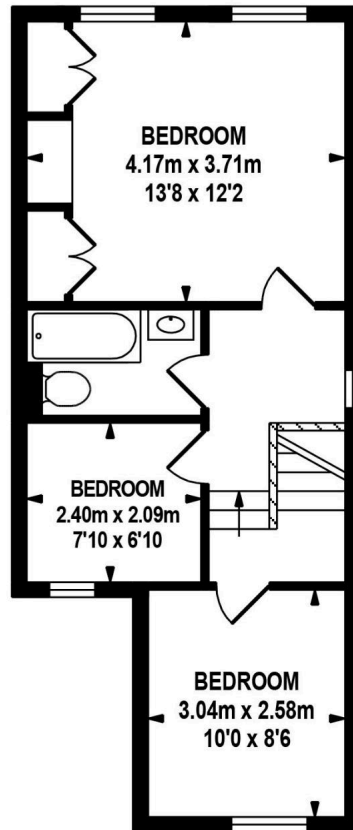


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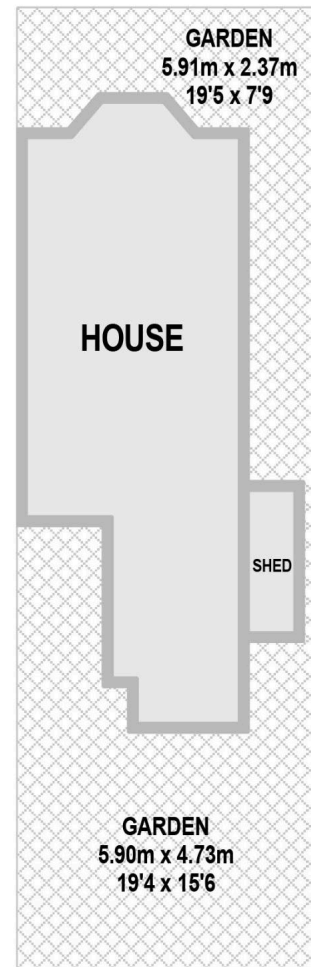
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GROUND FLOOR  
APPROX. FLOOR  
AREA 42.56 SQ.M.  
(458 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 39.14 SQ.M.  
(421 SQ.FT.)



SITE PLAN



TOTAL APPROX. FLOOR AREA 81.70 SQ.M. (879 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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