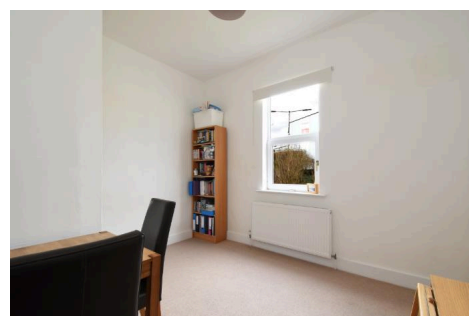
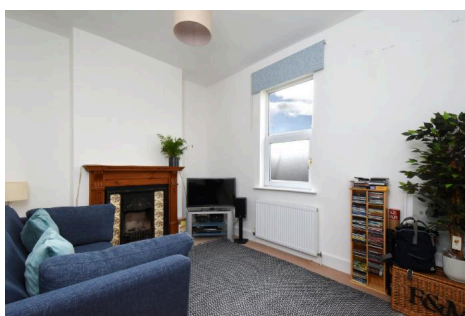


82 , Honor Oak Park, SE23 1EB · 3 bedroom House

£675,000



ALPS Estates Ltd trading as Pickwick Estates

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

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£675,000



Property description

Offered to the market CHAIN FREE is this historic Victorian, three-double-bedroom, semi-detached FREEHOLD house. Once the original station master's house, its location could not be more convenient—moments from the station and the vibrant amenities of the high street. If proximity to shops and transport is a priority, it doesn't get better than this.

The property boasts an attractive, white-rendered Victorian façade and a unique layout, offering well-proportioned accommodation, double glazing throughout and a private wraparound garden.

The entrance is centrally positioned and set back from the street behind a small front garden with a pathway leading to the front door, sheltered by a porch. Inside, a generous entrance hall welcomes you, complete with a staircase rising to the first floor and a large understairs storage cupboard.

At the front of the house is a bright reception room featuring high ceilings and dual-aspect windows that flood the room with natural light.

To the rear is a spacious family bathroom fitted with a bathtub, wash basin and WC, with a frosted window providing natural light and ventilation.

Also at the rear is the dining room, which enjoys high ceilings and a large window overlooking the garden. Adjacent is the well-



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sized kitchen, offering plentiful wall and base units. The worktop incorporates a hob with oven beneath, and the sink sits neatly under a window overlooking the garden. A patio door leads out to a rear courtyard, which includes storage and an outside WC.

The courtyard wraps around to the side and rear of the house where you'll find the main garden and a useful outbuilding that could easily be transformed into an outside workspace or studio. The garden itself is a very good size—remarkably private and secluded—with a central lawn bordered by mature shrubs, plants and trees. There is excellent potential to extend (subject to planning permission), and the kitchen/dining room could be opened to create a fantastic open-plan space.

The staircase winds up to a naturally bright landing thanks to a window to the side. At the front is a generous double bedroom with a feature fireplace and dual-aspect windows overlooking the street. A second large double bedroom overlooks the garden, and a third bedroom—ideal as a child's room or study—sits at the rear overlooking the courtyard.

Commuting is made easy with Honor Oak Park station on your doorstep, offering Overground services to Highbury & Islington and National Rail links to London Bridge. Crofton Park is around a 15-minute walk and provides Thameslink services to Blackfriars. Frequent bus services are also close by.

The trendy high streets of Honor Oak Park and Brockley Rise offer an excellent selection of independent shops, cafés, delis, bars and celebrated restaurants. A short walk in the opposite direction leads to thriving Forest Hill, known for its popular pubs, eateries, boutiques and the highly regarded leisure centre and swimming pool.

Green, leafy open spaces are plentiful, including Blythe Hill Fields, One Tree Hill and Horniman Gardens, all offering stunning views across the London skyline.

Families are spoilt for choice with several Outstanding and Good primary schools nearby, including Stillness (0.25 miles), Dalmain (0.49 miles), Fairlawn (0.5 miles) and St William of York. The highly respected independent through-school St Dunstan's College is also within easy walking distance.



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£675,000

Property features

- Unique 3 double-bedroom semi-detached Victorian house
- Within a few meters of Honor Oak Park station
- CHAIN FREE SALE
- Generous size garden that is private, secluded and has out buildings for storage
- Reception room
- Dining room
- Kitchen
- Bathroom
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of great schools



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£675,000

Honor Oak Park

Approximate Gross Internal Area (Including WC / Outbuilding)
99.8 sq m / 1074 sq ft
(Excluding WC / Outbuilding)
87.7 sq m / 944 sq ft

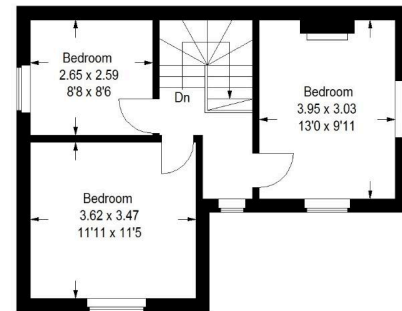


Illustration for identification purposes only,
measurements are approximate. Drawn for Pickwick Estates.



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