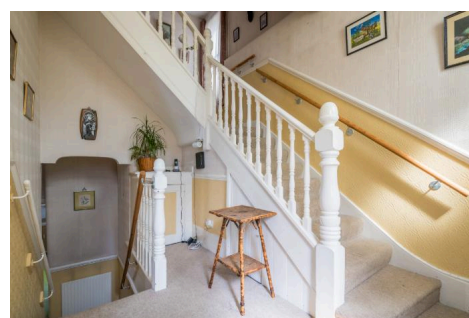


18, Canonbie Road, SE23 3AP · 4 bedroom House

£1,200,000



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 on the popular Canonbie Road, offering stunning views over the London Skyline, is this large semi-detached, Victorian 4 bedroom family home. Benefitting from a large 100 ft WEST facing private rear garden, housing a garage at the end that has rear access from the road behind. Offered to the market CHAIN FREE!

The house is perfectly habitable but is in need of modernisation, offering great potential for anyone looking for a project to put their own stamp on a property.

This handsome house is set back from the street by a neatly hedged front garden and there is side return access to the right hand side leading to the rear garden. The house offers an impressive red brick façade with ornate masonry, square bay sash windows and an enclosed porch that leads to the original stain glass front door.

Upon entering the property there is a spacious hallway with a unique, original decorative staircase that leads up to the first floor and also down to the kitchen and dining room. Thanks to the topography of the hill and some ingenious Victorian engineering, the back of the house is almost set over three floors while the front is on two levels, ground and first.

The front reception room is a very generous size offering high ceilings, cornicing, a chimney breast and a large square bay sash window that fills the room with natural light.



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Down some steps to the rear of the house is the kitchen and dining room. The kitchen has space for a table and chairs and plenty of solid wood, handmade, wall and base mounted units, with space for white goods. A large sash window offers plenty of natural light and has lovely views out over the rear garden.

A door to the side of the kitchen leads out to a utility area where there the boiler is housed, along with a butler sink and space for a washing machine. A window to the side return offers natural light and ventilation and there is also a door leading out to the side return. The side return not only offers access to the front and back of the house but there is also an outside toilet built into the side of the house as well.

From here there is also direct access into the cellar which has a reasonably good head height and offers plenty of additional storage as it's the full width of the front half of the house.

The dining room also offers very high ceilings, cornicing and a chimney breast. This room is not short of natural light as there are floor to ceiling windows to the rear with a patio door that leads out to a conservatory area. A door from here has a couple of steps leading down to the 100 ft rear garden which has a patio area closest to the house, beyond this is a central flat lawn, with a pathway to the side, is bordered both sides by mature plants and shrubs with some established trees at the far end.

There is also a garage at the far-right corner of the garden, which benefits from giving direct access to a road behind that leads onto Forest Hill Road. The garage is ideal for storage and the rear access is extremely helpful access point to the rear of the property. Some of the neighbouring properties have developed the garage into a separate self-contained building with off street parking!

Upstairs are 4 good size double bedrooms and a bathroom, all accessible from the landing where there is a spiralling staircase, which is a particularly nice feature. The landing also has a storage cupboard and large side window that brings in natural light to the hallway.

On the first floor there are two good size double bedrooms to the rear of the house, both of which share lovely views over the garden and beyond. The larger of the two has a feature fireplace and a built in cupboard in one of the alcoves.

The other two bedrooms are up a half landing at the front of the house. The smaller bedroom on this floor would make a good study or child's bedroom. The other bedroom is the largest of the four, it has high ceilings, fitted cupboards along one side of the room and two large sash windows that look out to the street.

The bathroom is in the middle of the first floor and has a bath with shower above, a toilet and wash hand basin that sits under a sash window that allows for natural light and ventilation.



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Also, on the first floor, there is easy access to the loft space, which offers an abundance of additional storage. The loft also has the opportunity of converting into another bedroom and a precedence has already been set by neighbouring properties (subject to planning consents). From up here there is likely to be spectacular views over the London Skyline.

Offering almost 1500 sqft of living space and almost 2000 sqft including the cellar, this already makes a good size family home, but there is also plenty of potential to create an even bigger and better home.

Canonbie Road is a very popular location, there is a very good community of local residents and great amenities nearby. There are a number of highly rated Ofsted schools locally (Horniman and Fairlawn Primary schools). Canonbie Road is conveniently flanked by Honor Oak Park on one side and Forest Hill on the other, both areas offering a bustling array of shops, bars, cafes and restaurants for all ages. Both Honor Oak Park and Forest Hill stations are equidistant, about 0.5 miles. Both have the efficient Overground service and National Rail to London Bridge. Nearby green leafy open spaces can be found at Horniman Gardens, One Tree Hill, Blythe Hill Fields, Dulwich Park and Peckham Rye. Viewing of this house is highly recommended.

Property features

- Substantial, red brick, semi-detached, Victorian 4 bedroom family home
- WEST facing 100 ft private rear garden and side return access
- Separate garage offering unique rear access from the street behind
- Two reception rooms
- Kitchen breakfast room
- Utility room and a large cellar
- Family bathroom and outside toilet
- Huge potential, loft can be converted (STTP) requires modernisation
- Close to amenities, highly rated schools such as Fairlawn, Hornmian schools and open green spaces
- Close to Honor Oak Park and Forest Hill stations (London Bridge and Overground connections)



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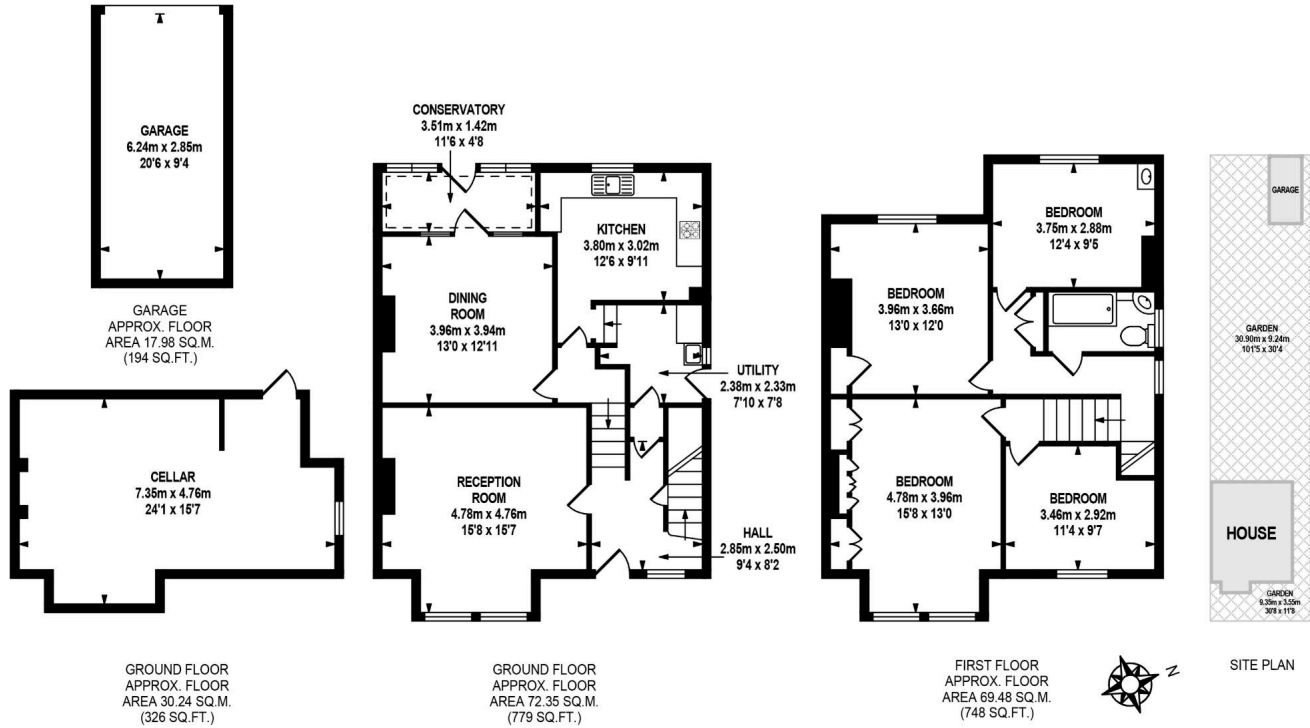
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TOTAL APPROX. FLOOR AREA 190.05 SQ.M. (2047 SQ.FT.)

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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