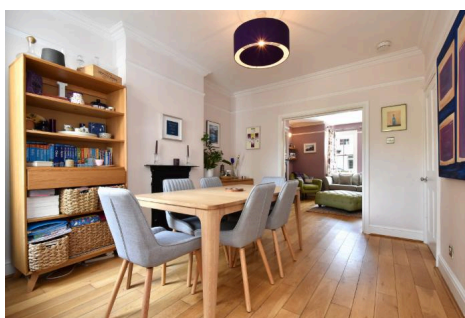
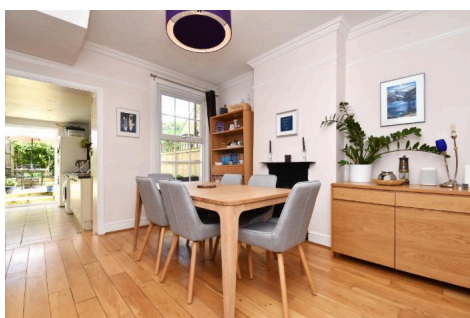
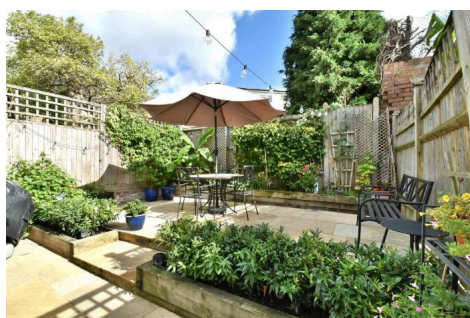


6, Rojack Road, SE23 2DF · 4 bedroom House

£850,000



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

Located on this quiet, picturesque cul-de-sac in the heart of Forest Hill is this charming 4-bedroom, 2-bathroom, SEMI-DETACHED Victorian family home with a secluded, beautifully landscaped private rear garden.

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 white painted exposed bricks and a large square bay sash window.

The house is set back from the street by a fenced and gated front patio garden with a sandstone 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.

Upon entry there is a hallway which has a staircase leading upstairs.

The double reception room runs from front to back with engineered oak wood flooring, a cosy lounge area at the front of the house and a dining area towards the back.

The front room has a large square bay window that illuminates the room with natural light. The room also benefits from a



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beautiful central fireplace with shelving in the alcoves, high ceilings and cornicing.

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

The kitchen is elegant and very practical with units running along both sides of the room. There is plenty of cupboard space within the white units, wood effect worktops house the Gas hob to one side and the sink on the other which sits nicely under a double-glazed side window. The floors are tiled 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 sandstone patio that wraps around the house down the side return. Raised timber planters are filled with an arrange of nicely selected, mature plants and shrubs.

Upstairs, occupying the whole width of the front of the property is the main bedroom. It has fitted bespoke wardrobes built into the alcoves of the chimney breast, the floors are carpeted for extra comfort and there are two large, sash windows.

Adjacent is a double bedroom which is carpeted and has a double-glazed window overlooking the garden.

The bathroom is located at the rear of the house, offering generous proportions and luxuriously fitted with a stylish contemporary white suite with a bathtub and a separate shower enclosure. The wall mounted toilet has a hidden cistern and there is a vanity unit below the contemporary sink. Additional creature comforts include a large cast iron radiator that sits beneath the frosted double-glazed window.

Upstairs there are two further bedrooms from the converted loft, the first is off the half landing at the back of the house, this room makes a good study or kids bedroom.

The main loft space has been converted to create a lovely double bedroom with an ensuite bathroom. The main bedroom is awash with natural light thanks to two large Velux skylights. There is also fitted wardrobes along one side of the room, additional storage in the eaves and carpeted floors.

The ensuite shower room has a glass shower enclosure, space saving wash hand basin and a toilet, a frosted window allows for natural light and ventilation.

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 London Bridge, Victoria and London Overground as well as links to Canada Water, Shoreditch, Hoxton, Dalston Junction and



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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

- 4 bedroom Victorian semi-detached family home
- Beautifully landscaped, secluded private rear garden
- Side return shed for additional storage
- 2 bathrooms, one family bathroom and an en-suite shower room in the converted loft.
- Double reception room with engineered Oak wooden flooring
- Elegant kitchen with integrated appliances
- Quiet residential cul-de-sac
- Nicely decorated throughout
- Close to the amenities of Forest Hill including the station which has Overground connections
- Close to a good selection of schools and open green spaces



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Rojack Road



Approximate Gross Internal Area (Excluding Eaves / Store)
1266 sq ft / 117.6 sq m

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



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