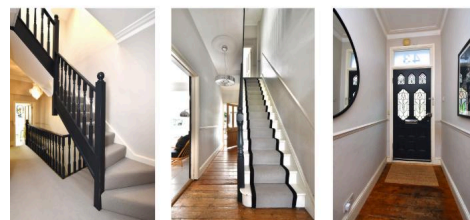


43, Stillness Road , SE23 1NG · 4 bedroom House

£1,100,000



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

Stunning Victorian Family Home in Prime Honor Oak Location

Offered to the market is this impressive 4-bedroom, 2-bathroom Victorian property, boasting a sun-drenched south-facing garden. Nestled on one of Honor Oak's most sought-after streets, this lovingly maintained family residence offers the perfect blend of period charm and modern comfort.

Location Highlights

- Just 500 meters (7-minute walk) from Honor Oak Park station
- Close proximity to the highly rated Stillness School
- Easy access to the verdant Blythe Hill Fields

Property Features

- Double glazing throughout
- Impressive curb appeal with a handsome Victorian facade
- Two spacious reception rooms with period features
- Extended, light-filled kitchen and dining area
- Four generous double bedrooms, including a tranquil loft conversion
- Two stylish bathrooms (one en-suite)



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- Landscaped, secluded south-facing garden

Ground Floor

As you approach this mid-terrace Victorian gem, you'll be struck by its curb appeal. The handsome facade features large bay windows, a charming front garden, and an attractive original white-painted timber porch.

Step inside to find a welcoming, wide hallway adorned with original exposed wood flooring and ceiling cornicing. The clever use of space is immediately apparent, with a handy downstairs WC tucked neatly under the stairs.

Reception Rooms

The front reception room exudes period charm with high ceilings, exposed original floorboards, and an authentic Victorian fireplace (gas-fitted). Large bay windows, elegantly dressed with plantation shutters, flood the space with natural light.

The second reception room mirrors the character of the first, featuring another gas fire set in a Victorian fireplace. Built-in cupboards and shelves in the alcoves provide practical storage without compromising on style. Tiled flooring flows seamlessly through to the open-plan kitchen and dining area.

Kitchen and Dining Area

The highlight of this home is undoubtedly the extended kitchen and dining room. Bathed in natural light, this space is a testament to modern family living. Skylights above the kitchen and large sliding doors framing the garden create a bright, airy atmosphere and offer seamless indoor-outdoor living, perfect for entertaining.

The well-appointed kitchen features:

- Extensive bank of units with ample cupboard space
- Integrated appliances including separate washing machine and tumble dryer, dishwasher, and fridge-freezer
- Large central island housing an induction hob and casual seating
- Generous space for a large dining table and chairs
- Ingenious floor-to-ceiling storage cupboards concealed behind sliding doors, offering space for:
 - Second fridge-freezer
 - Coat storage
 - Desk area
 - Larder
 - Boiler
- Fully tiled floors with the luxury of underfloor heating

Garden

Step through the sliding doors into a south-facing landscaped rear garden.



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This secluded outdoor space features:

- Hardwood decked area perfect for alfresco dining
- Carefully curated planting with mature shrubs and plants
- Elevated rear section accessed by a few steps
- Large hidden shed for storage

First Floor

The first-floor houses three good-sized double bedrooms and a family bathroom. Each bedroom boasts:

- High ceilings
- Double-glazed windows with plantation shutters
- Carpeted floors (with well-preserved exposed varnished floorboards underneath)

A generously sized family bathroom, featuring:

- Separate shower enclosure
- Bathtub
- Toilet
- Wash hand basin
- Heated towel rail

Loft Conversion

The loft has been transformed into a serene master suite, complete with:

- Dressing room
- En-suite shower room featuring:
 - Large shower enclosure
 - Toilet
 - Wash hand basin
 - Heated towel rail
- Frosted window for natural light and ventilation

Location and Amenities

Stillness Road offers the perfect balance of urban convenience and suburban tranquility:

- Honor Oak Park station (500m/7-minute walk): Regular services to London Bridge (approx. 15 minutes), plus London Overground connections to Shoreditch and Highbury & Islington
- Crofton Park station (15-minute walk): Access to Thameslink services for Blackfriars, Farringdon, and Kings Cross
- Vibrant Honor Oak Park high street: Independent shops, cafes, bars, deli, and highly recommended restaurants
- Thriving Forest Hill: A short walk away, offering pubs, independent shops, restaurants, and a well-regarded gym and swimming



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pool

- Green spaces: Blythe Hill Fields, One Tree Hill, and Horniman Gardens, all providing stunning views of the London skyline
- Education: Excellent selection of highly rated primary schools, with Stillness School just across the road

Community

Stillness Road boasts a warm community feel, complete with an active WhatsApp group for residents.

Don't miss this opportunity to own a truly remarkable family home in one of Honor Oak's most desirable locations.

Property features

- Stunning 4-bedroom Victorian family home
- South facing, secluded landscaped rear garden
- Beautifully extended kitchen dining room to the rear
- 2 reception rooms full of character and charm
- Converted loft to create a fabulous master suite with dressing room and en-suite shower room
- Generous family bathroom with walk in shower enclosure and bathtub
- Double glazed windows furnished with plantation shutters at the front
- Popular, quiet residential street with a great community and active WhatsApp group
- Close to local amenities, Blythe Hill Fields and Stillness Primary school
- Close to Honor Oak Park Station (Southern London Bridge and Overground) and a variety of local shops



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Stillness Road

Approximate Gross Internal Area = 155.7 sq m / 1676 sq ft



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



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