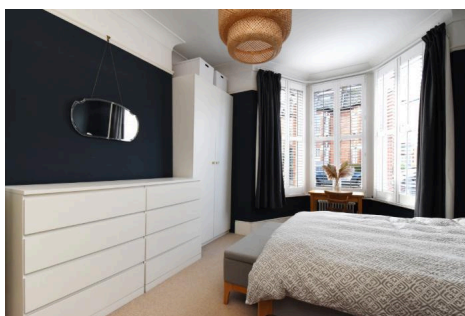


47a , Bovill Road , SE23 1EX · 2 bedroom Flat

£540,000



ALPS Estates Ltd trading as Pickwick Estates

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

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£540,000



Property description

A charming 2 double bedroom garden flat, occupying the whole of the ground floor of this handsome red brick Victorian terraced house.

Bovill Road is a lovely quiet residential backwater street behind Honor Oak Park, well within walking distance to the local amenities and Honor Oak station which offers London Overground services and National Rail to London Bridge and central.

The accommodation is well laid out with both double bedrooms located in the front half of the property. Both bedrooms are good size doubles with high ceilings, cornicing and carpeted floors. The front bedroom has a lovely bay window that is furnished with plantation shutters and the rear bedroom benefits from access to the side return and rear garden through a patio door.

In the hallway there are a few steps down to the living area and there is a large storage cupboard located beneath the stairs to the upper flat.

The reception room is in the centre of the flat, it has been nicely decorated in warm colours and receives plenty of natural light from a large bay window that looks out to the side return.

At the rear of the flat is a lavishly styled bathroom with a contemporary 3-piece suite, including a shower above the bath and a



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vanity unit beneath the wash hand basin. A frosted window sits neatly above the toilet offering natural light and ventilation.

The kitchen is located off the reception room and it also provides direct access to the rear garden via a side patio door. The kitchen is sleek and stylish with an abundance of floor to ceiling grey units that fill one side of the kitchen incorporating integrated appliances. White stone worktops are nicely offset by a blue tiled splashback and there is engineered oak wood flooring underfoot. The sink sits at the far end of the kitchen beneath a window that has a lovely view over the garden.

The garden is accessible from the side return which has been covered in low maintenance sandstone which wraps around the rear of the house to a large patio area, perfect for alfresco dining in the summer months. Beyond this is a lawn which is boarded by an array of mature plants and shrubs. At the far end of the garden is a shed for storage.

Bovill Road is a very popular, quiet residential street in the heart of Honor Oak Park, a few minutes' walk from the station (London Bridge and Overground connections). The trendy high street boasts a range of independent shops, cafes, bars, a deli and several highly recommended restaurants and pubs. A short walk in the other direction gives access to thriving Forest Hill, with its pubs, independent shops, restaurants and highly regarded gym and swimming pool. Nearby there is an abundance of green leafy open spaces which can be found at: One Tree Hill, and a local nature reserve a few minutes' walk away on Devonshire Road, both offer locals and visitors some wild woodland space to explore, and a few minutes' walk away is Blythe Hill Fields, a beautiful green space with fantastic views over London; there are also nearby playing fields with tennis courts and play park; the Horniman Gardens with a lovely café and the Horniman Museum; and Brenchley Gardens which offers more fantastic views of the London skyline. The open green expanse of Peckham Rye is also not far away. There is also a very good selection of Outstanding and Good primary schools nearby including Stillness Infant and Junior School, Dalmain primary and independent through school, St Dunstan's College, is not far away.

Property features

- A charming 2 double bedroom garden flat
- Landscaped private rear garden
- Ground floor of a handsome red brick Victorian house
- Stylish kitchen with plenty of storage and integrated appliances
- Lavishly decorated bathroom
- Quiet residential street
- Nicely decorated throughout
- Good storage
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



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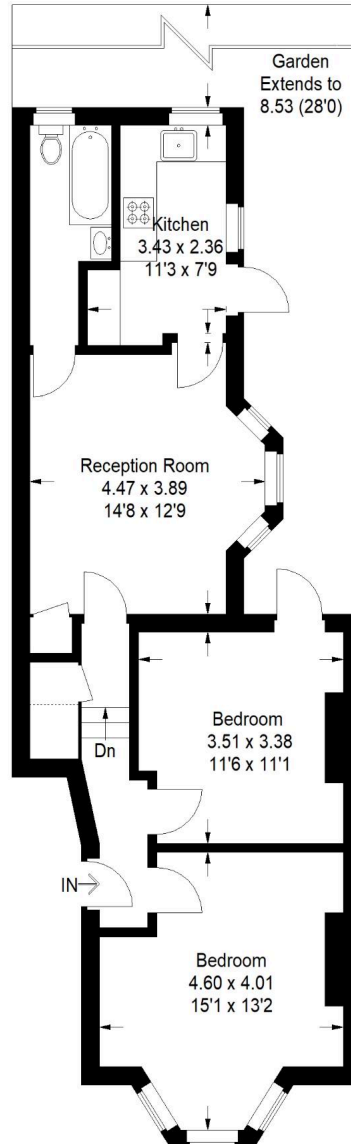


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Bovill Road

Approximate Gross Internal Area
62.5 sq m / 673 sq ft




 = Reduced Headroom Below 1.5 M / 5'0

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



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