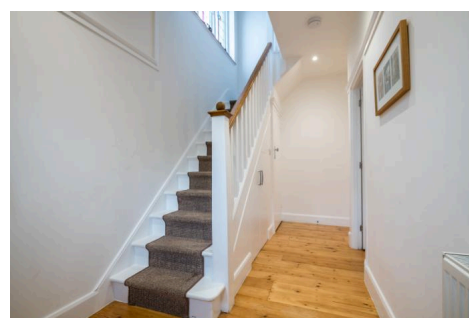
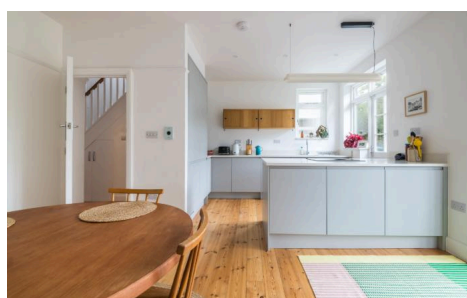


85, Westwood Park, SE23 3QQ · 3 bedroom House

£1,100,000



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4467/SE233QQ_westwood-park.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

85, Westwood Park, SE23 3QQ · 3 bedroom House

£1,100,000



Property description

Located on this popular residential, tree-lined street, is this superb 1930's semi-detached 3 double bedroom family home that has been completely renovated and beautifully presented throughout.

The house benefits from undergoing a 'back to brick' renovation, meaning it's been completely re-wired, re-plumbed with a new central heating system, insulated throughout and even has planning permission for a loft conversion, including wiring and piping ready for an easy install! Not to mention the fabulous views of the city the loft conversion will uncover!

The house also comes with a nicely landscaped 65ft WEST facing rear garden which has unique green leafy views over Horniman Nature trail and direct access to this via a rear gate, very handy for dog walkers and great fun for young children!

Additional benefits include a neat front garden, shared off street parking, separate garage which has been converted into an insulated electrified garden office and bike storage from the front, all windows are double glazed for heat and sound insulation, original sealed/sanded/varnished flooring throughout the house and a burglar alarm.

On top of all this the house is a few minutes' walk from Forest Hill station and Honor Oak Park station with regular links to London Bridge and Overground connections into town.



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4467/SE233QQ_westwood-park.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

85, Westwood Park, SE23 3QQ · 3 bedroom House

£1,100,000

The exterior of the house is in excellent condition, with a walled and gated front garden which has a few steps boarded by mature plants and shrubs leading down to the front porch and a brand-new stain glass front door.

Upon entering the house there is a generous entrance hall which houses the staircase, beautifully restored original floorboards that spread seamlessly through the ground floor, plenty of room here for offloading the kids, shopping, prams, brollies and shoes.

A bright and spacious reception room sits at the front of the house overlooking the front garden through a massive square bay window that floods the room with natural light, furnished with stain glass and plantation shutters. This cosy reception room is perfect for snuggling down to watch a movie.

The back of the house has been opened up to create a superb kitchen dining room with lovely views over the garden, this room is especially bright thanks to the superbly fitted French doors and windows installed by Greenwich joinery Co. It's a great social area for having guests and family entertaining with plenty of space for a large a dining room table and there is a Quartz island separating the two zones, installed with a Bora induction hob which has an integrated extractor fan.

There is tonnes of storage in the fashionably styled pastel coloured wall and base mounted units that have integrated appliances. The sink is fitted into the white Quartz worktop sat neatly under a frosted window and the patio door to the garden.

Large double glazed French doors from the reception room open seamlessly to the 65ft WEST facing rear garden. External access to the rear garden can also be found via the side return in front of the garage. Closest to the house is a lovely patio/lawn area, ideal for al fresco dining. Steps lead down to a lawn area which is bordered by mature plants on one side and has the converted garage to the other. The lawn continues past the garage with more planting beds full of specially selected plants and shrubs, at the far end of the garden are a few more steps down to a potting area and a garden shed for storage. From here is a gate that leads directly to Horniman Nature trail which is great for kids and families with dogs, the trail leads to Horniman gardens and connects Lordship Lane to Langton Rise. This also provides for a green backdrop and complete privacy to the rear.

The garage has been ingeniously converted into a garden office/studio, it's been hard wired for electricity, there is also a Cat 6 Ethernet cable to the garage studio connecting it directly to the router from the house and it is fully insulated with its own heat source so it can be used all year round. The front part of the garage has been kept as a bike store accessible from the original double garage doors.

Upstairs are the 3 bedrooms and the family bathroom. Like downstairs, the first floor has had all its original floorboards restored, filled sanded and varnished.

There are two large double bedrooms one facing front with a large square bay window furnished with plantation shutters and the other bedroom looks out over the garden and beyond, both share similar features such as fitted wardrobes in the alcoves and high ceilings.



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4467/SE233QQ_westwood-park.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.



85, Westwood Park, SE23 3QQ · 3 bedroom House

£1,100,000

A smaller double is also at the front of the house and has a lovely bay window, this room would make a good sturdy or kids bedroom.

The luxurious family bathroom is a generous size, incorporating a contemporary glass shower enclosure accompanied by a freestanding bathtub and wash hand basin with vanity unit below. The floors and walls are clad in stylish tiles and there is a heated towel rail for additional comfort. A frosted double-glazed windows allows for natural light and ventilation. Adjacent is a separate toilet which has its own window.

Westwood Park is a quiet residential road that is very popular with young families as there are a number of highly rated Ofsted schools locally (Horniman and Fairlawn). Horniman gardens is on your doorstep and the museum there is great fun for the family! Westwood Park is conveniently flanked by Forest Hill on one side and Honor Oak Park on the other, both areas offering a bustling array of shops, bars, cafes and restaurants for all ages. The nearest station is Forest Hill which is about 0.5 miles or a 10 minute walk and Honor Oak Park is also nearby (0.77 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, Dulwich Park, Peckham Rye and Blythe Hill Fields, most of which offer fantastic views of the London skyline and great facilities.

Property features

- Superb 1930's semi-detached 3 double bedroom family home on a popular quiet residential street
- 65ft WEST facing rear garden with leafy green views and direct access to Horniman nature trail
- Completely renovated and beautifully presented throughout (rewired and replumbed)
- Planning permission granted for a loft extension to add two bedrooms and a shower room
- Converted garage to create a garden office/studio
- Superb open plan kitchen dining room
- Generous reception room
- Luxurious family bathroom
- Close to Forest Hill and Honor Oak park stations (London Bridge and Overground connections)
- Close to Horniman Gardens and a selection of highly rated primary schools



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

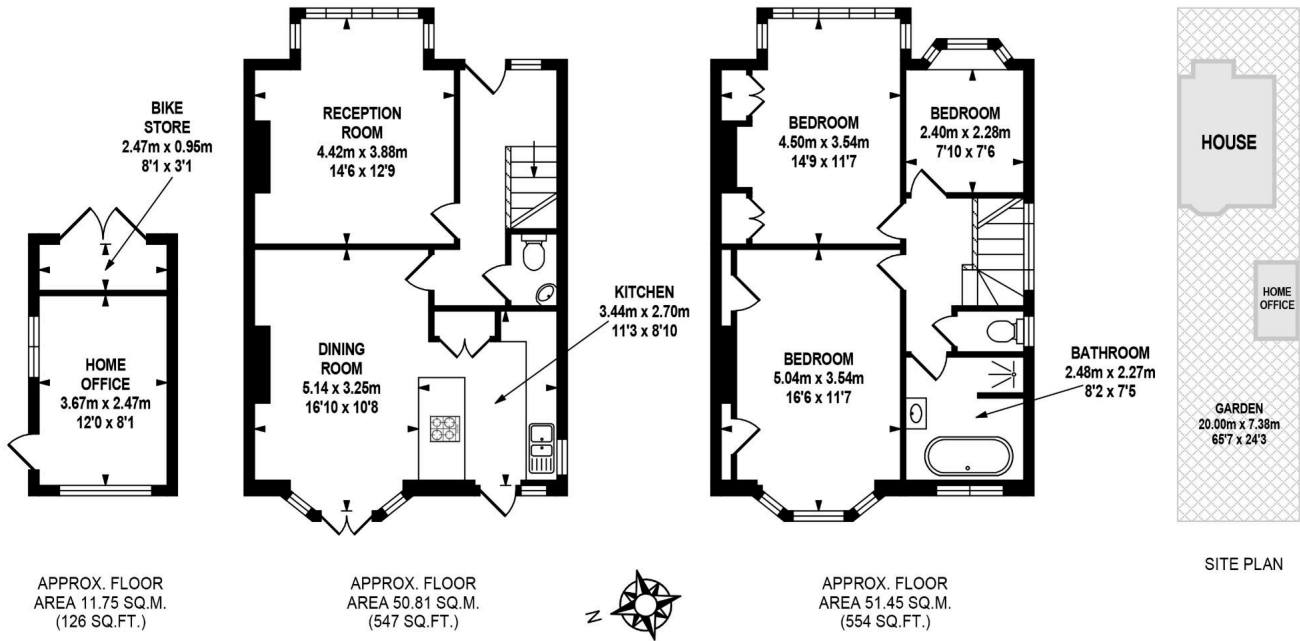
View this property online: pickwickestates.com/detail/4467/SE233QQ_westwood-park.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.



85, Westwood Park, SE23 3QQ · 3 bedroom House

£1,100,000



TOTAL APPROX.FLOOR AREA 114.01 SQ.M. (1227 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4467/SE233QQ_westwood-park.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.