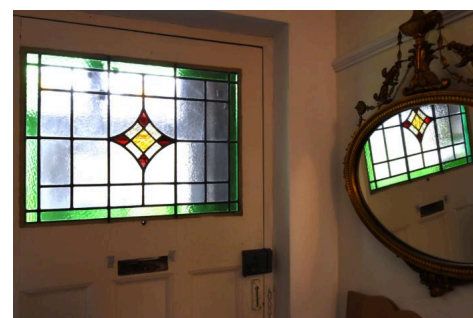
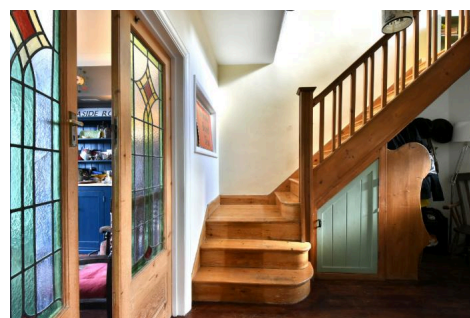


48, Therapia Road , SE22 OSD · 3 bedroom House

£1,250,000



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

Occupying a lovely plot on this popular residential street is this charming 3 double bedroom semi-detached family home, built circa 1928, boasting plenty of original Features, as well as a garage and generous 55ft WEST facing garden.

The house is wide and spacious with high ceilings, big bay windows, pretty period features, plenty of stained glass and a notable 'Art's and Crafts' feel to the ornate detail throughout.

The accommodation is set over two well-appointed floors. On the ground floor there is a large reception, full-width kitchen/diner, wc/utility. Upstairs has three lovely bedrooms and family bathroom. The house offers plenty of potential to extend with a loft and rear extension (STTP).

Upon approach the house offers plenty of kerb appeal, there is a wooden gate into to a generous front garden with a sandstone path surrounded by mature plants and shrubs. The path splits, one to the useful side return access and the other to a neat porch with stained glass overhead.

Upon entry, there is a lovely wide hallway with an original wooden bench under the stairs and under stair storage cupboard behind. Stain glass French doors offer access to the rear kitchen diner to the rear and exposed wood flooring is featured here and throughout the rest of the house.



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The front-facing reception enjoys a wide bay window adorned with more stained glass, boasting high ceilings with picture rails and centre stage is a stunning original Edwardian fireplace.

Off the hall is a sizeable utility space with guest toilet and recessed storage.

Through the beautiful double stained-glass doors is the full-width kitchen/diner that looks out to the garden. The dining area greets upon entry and the kitchen set to the left-hand side, offering plenty of storage cupboards and space for white goods. There is access to the garden from a patio door from the kitchen as well as French doors from the dining room.

Outside is a sizeable patio which catches the Westerly afternoon sunshine, beyond this is the lawn that is bordered by well planted mature beds which will offer a wonderful display in the spring and summer months. To the rear is a brick-built garage which is also accessible from the rear where there is an additional 20-foot section that is gated at Scutari Road. The garage has potential to convert into a work from home studio space.

Back inside the house, an impressively wide original staircase with oak newel posts, rises from the entrance hall to a large landing that is illuminated by a glorious stained-glass window.

To the front of the house is the master bedroom with another wide bay window featuring even more beautiful stained glass, original wooden doors and exposed wooden floors.

To the rear of the landing is a second double bedroom. Nicely presented with an original feature fireplace with wood surround. Casement windows offer lovely views of the garden and beyond. Adjacent is the third bedroom which also shares similar features and views over the garden.

The family bathroom has traditional period-style sanitary ware, green tiling, and side aspect windows.

Therapia Road is conveniently located between the green open spaces of Peckham Rye park, One Tree Hill and Horniman Gardens with its famous Museum.

At the end of the road is a handy high street on Forest Hill Road where there is a supermarket, coffee shop and the much-loved Herne Hill Tavern and Watson's General Telegraph.

Honor Oak and Forest Hill are each close by for further amenities.

Lordship Lane and its perfect mix of boutiques, cafés, pubs and eateries is around 10–15-minute walk. The nearest station is Honor Oak Park for the London Overground line and trains to London Bridge - also 10–15-minute walk and buses are a plenty



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on Forest Hill Road.

For families with children, there are several top-rated schools nearby, all within about half a mile, including Harris Academy for girls (0.46 miles), Harris Boys' Academy East Dulwich (0.49 miles), and Goodrich Community Primary School (0.58 miles) and Fairlawn Primary (0.43 miles)

Property features

- charming 3 double bedroom semi-detached family home, built circa 1928
- Generous 55ft rear garden with
- Plenty of character and period features including beautiful original stain glass featured throughout
- Large reception room
- Kitchen dining room
- Utility room with guest toilet
- Garage with gated rear access from Scutari Road
- Traditional family bathroom
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, green open spaces and a good selection of schools



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Therapia Road

Approximate Gross Internal Area (Including Garage)
117.7 sq m / 1267 sq ft
(Excluding Garage)
106.0 sq m / 1141 sq ft

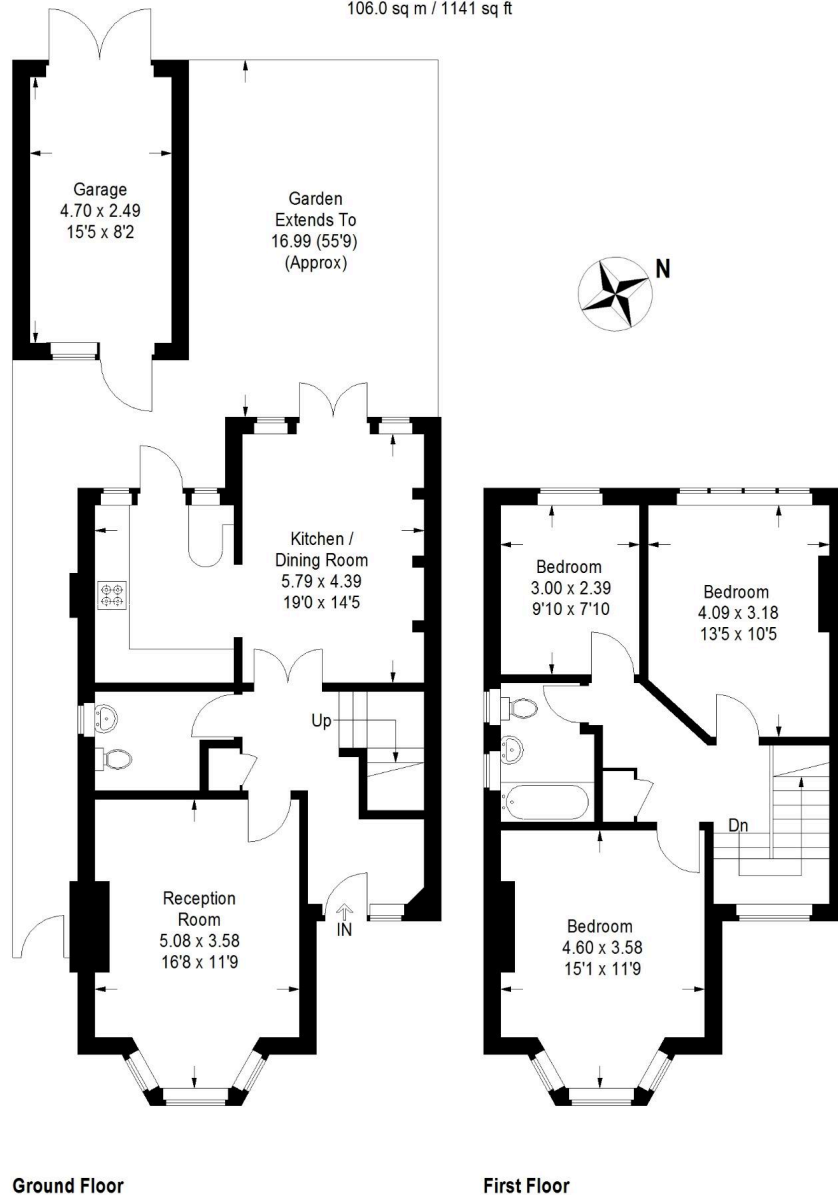


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