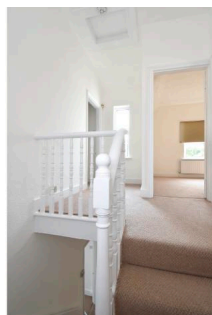


82 , Honor Oak Park, SE23 1EB · 3 bedroom House

£2,325 pcm



ALPS Estates Ltd trading as Pickwick Estates

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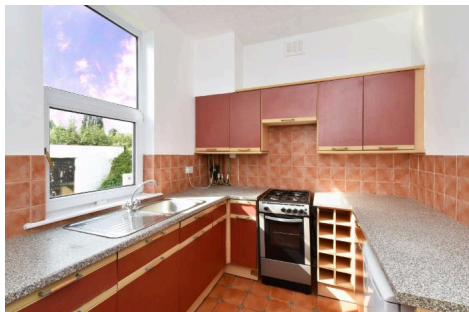
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## Property description

SHORT LET ONLY. This historic Victorian, 3-double bedroom, semi-detached house. Once upon a time, this house was the original station masters house which means its conveniently located for the station and all the amenities of the high street. If you are looking for the convenience of being close to shops and the station, it doesn't get much better than this!

The house has an attractive white rendered Victorian façade and a unique layout, offering well laid out accommodation, double glazing throughout and a private garden that wraps around the property.

The entrance is centred in the middle of the house and is set back from the street by a small front garden with a pathway leading to the front door which has a porch above.

Upon entry there is a good size entrance hall with a staircase leading up and a large storage cupboard beneath.

At the front of the house is a reception room which has high ceilings and dual aspect windows offering an abundance of natural light.

To the rear of the house is a generous family bathroom which has a bathtub, wash hand basin and a toilet. A frosted window offers natural light and ventilation.



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Also at the rear of the house is a dining room that has high ceilings and a large window looking out to the garden.

Adjacent is the kitchen which is a good size with plenty of wall and base mounted units. The worktop houses the hob with oven below and there is a sink that sits neatly under a window that looks out to the garden. A patio door leads out to a rear courtyard which has storage and an outside toilet.

The courtyard leads round the rear of the house to the side where the garden is located along with an outbuilding for storage. The garden is a good size and remarkably private and secluded. There is a central lawn area which is surrounded by borders of mature plants, shrubs and trees.

There is plenty of potential to extend this house as the garden is big enough to accommodate an extension. The kitchen and dining room could also be knocked through to create an open plan kitchen dining room. All of which is of course subject to planning consents.

Upstairs the staircase winds upwards to a landing which has a window offering plenty of natural light.

At the front of the house is a good size double bedroom which has a feature fireplace and dual aspect windows looking out to the street.

There is another large double bedroom that overlooks the garden and a smaller bedroom to the rear of the house looking out over the rear courtyard.

Commuting to the major stations of London is made easy thanks to the Overground and mainline stations nearby, Honor Oak Park is literally on your doorstep and has regular connections to Highbury and Islington via the Overground, there are also connections to London Bridge via National Rail. Crofton Park is around 15 minutes walk and offers connections to Blackfrairs. There are also frequent bus services nearby.

The trendy high street at Honor Oak Park and Brockley Rise boast 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 green leafy open spaces can be found at Blythe Hill Fields, One Tree Hill and Horniman Gardens all offering fantastic views of the London skyline. There is also a very good selection of Outstanding and Good primary schools nearby including Stillness (0.25 miles), Dalmain (0.49 miles), Fairlawn (0.5 miles), St William of York, and independent through school, St Dunstan's



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College, is a short walk away.

SHORT LET ONLY

## Property features

- Unique 3 double-bedroom semi-detached Victorian house
- Within a few meters of Honor Oak Park station
- Available Now
- Generous size garden that is private, secluded and has out buildings for storage
- Reception room
- Dining room
- Kitchen
- SHORT LET (6 months)
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of great schools



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## Honor Oak Park

Approximate Gross Internal Area (Including WC / Outbuilding)  
99.8 sq m / 1074 sq ft  
(Excluding WC / Outbuilding)  
87.7 sq m / 944 sq ft

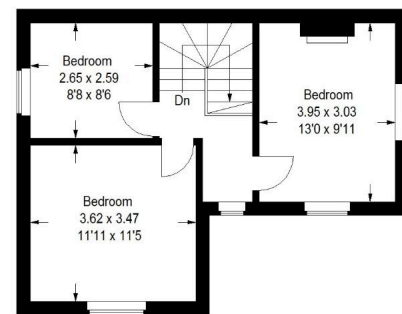


Illustration for identification purposes only,  
measurements are approximate. Drawn for Pickwick Estates.



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