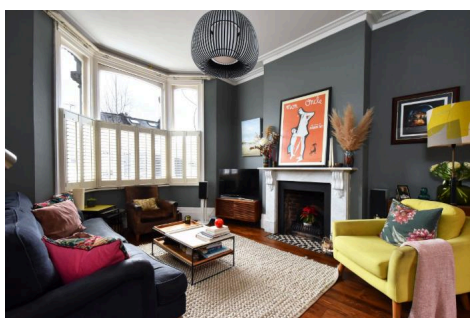


5, Colfe Road, SE23 2ES · 5 bedroom House

£1,100,000



ALPS Estates Ltd trading as Pickwick Estates

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

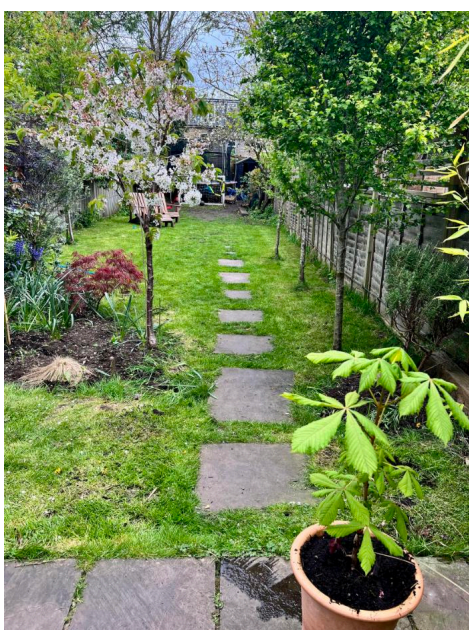
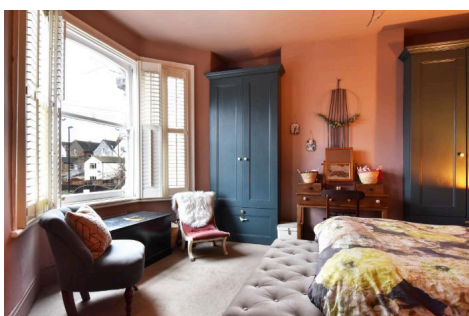
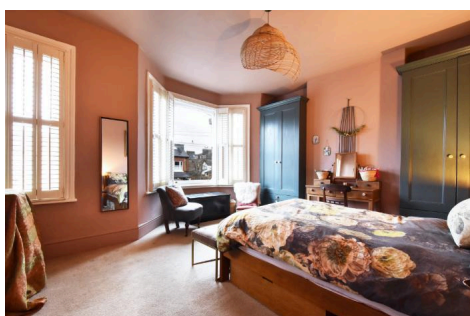
pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4481/SE232ES_colfe-road.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.

5, Colfe Road, SE23 2ES · 5 bedroom House

£1,100,000



Property description



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/4481/SE232ES_colfe-road.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.

5, Colfe Road, SE23 2ES · 5 bedroom House

£1,100,000

Resonating with an abundance of period character and charm is this stunning five-bedroom Victorian family home, offering two bathrooms and a downstairs WC, positioned on a sought-after and peaceful residential street.

The property benefits from a remarkable landscaped rear garden measuring almost 100ft in length, along with valuable off-street parking. Providing approximately 1,701 sq ft of well-proportioned living space arranged over three floors, the house seamlessly blends elegant Victorian features with modern comforts.

This handsome, statuesque Victorian home enjoys outstanding kerb appeal, with classic detailing including exposed brickwork, bay windows and decorative masonry.

Upon entering, a welcoming hallway showcases high ceilings and original exposed floorboards, which continue through to the reception rooms.

The impressive double reception room extends from front to back and is flooded with natural light via the front bay window, fitted with plantation shutters, and French doors to the rear featuring original stained glass. Period features include exposed wooden floorboards, high ceilings with ornate cornicing, and original working fireplaces with marble surrounds. The rear reception also benefits from bespoke shelving within the alcoves.

Just before the kitchen is a generous understairs storage cupboard and a conveniently located guest WC with a window.

The kitchen/dining room occupies the rear of the property and features a stylish shaker-style kitchen with integrated appliances, a range cooker with extractor, granite worktops, and white metro-tiled splashbacks. A butler sink sits beneath the side return window, while the dining area opens directly onto the garden through a large bay with French doors, complemented by a dual-aspect picture window to the side that floods the space with natural light.

The rear garden extends to approximately 100ft and features a sandstone patio wrapping around the house—ideal for entertaining and al fresco dining—leading onto a generous lawn bordered by mature trees, shrubs and established planting.

On the first floor are three well-proportioned double bedrooms, all carpeted. The principal bedroom spans the full width of the property at the front and boasts a large bay window with plantation shutters, fitted wardrobes and high ceilings. The second bedroom is another generous double with a fitted wardrobe within the chimney alcove and a sash window overlooking the garden. The third bedroom, also a double, is positioned at the rear with pleasant views over the garden.

The family bathroom has been tastefully styled in keeping with the Victorian era and includes a bathtub, separate walk-in shower enclosure, WC, heated towel rail and a vanity wash hand basin. Two sash windows with shutters provide excellent natural light



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/4481/SE232ES_colfe-road.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.



5, Colfe Road, SE23 2ES · 5 bedroom House

£1,100,000

and ventilation.

The top floor has been converted to create two further bedrooms, along with an additional small double bedroom located on the half-landing, ideal as a child's room or home office.

The main loft bedroom could comfortably serve as an alternative principal suite, featuring a luxurious en-suite shower room, making it equally suitable as a guest bedroom. From this level there are impressive views: front-facing skylights offer far-reaching vistas across Forest Hill, while a Juliet balcony to the rear overlooks the gardens and beyond. The en-suite comprises a shower enclosure, WC and wall-mounted wash hand basin, and there is ample additional storage within the eaves.

The property is ideally located within easy reach of Forest Hill, Honor Oak Park and Catford stations, providing excellent transport links into London Bridge, Victoria, Blackfriars, Cannon Street, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and beyond.

The area is well served by an excellent range of local amenities including popular parks, supermarkets, cafés, restaurants and pubs. Highly regarded schools nearby include Dalmain, Kilmorie, St William of York and the renowned St Dunstan's College.

Vibrant local high streets such as Honor Oak Park, Brockley Rise and Forest Hill offer a strong community feel with independent shops, eateries, pubs and fitness facilities. For green space, Blythe Hill Fields, One Tree Hill and Horniman Gardens are all within walking distance, offering open spaces and panoramic views across London.

Property features

- Stunning five-bedroom Victorian family home
- Two bathrooms plus downstairs WC
- Approx. 1,701 sq ft arranged over three floors
- Impressive landscaped garden (almost 100ft)
- Off-street parking
- Elegant double reception room with period features
- Stylish kitchen/dining room opening onto the garden
- Luxurious loft suite with en-suite and far-reaching views
- Quiet, sought-after residential street
- Excellent transport links and highly regarded local 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/4481/SE232ES_colfe-road.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.

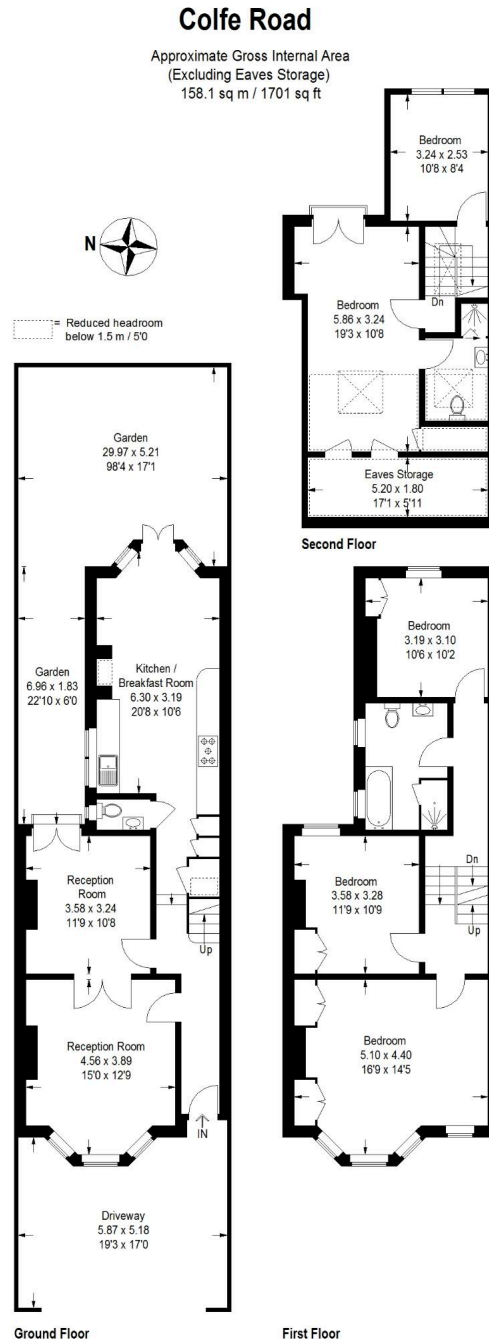


Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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/4481/SE232ES_colfe-road.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.