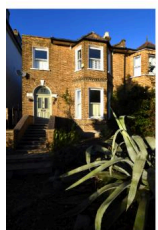


57, St Germans Road, SE23 1RY · 4 bedroom House

£1,050,000



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

CONTRACTS EXCHANGED! Offered to the market CHAIN FREE! A rare opportunity to purchase this imposing four-bedroom, three bathroom, semi-detached Victorian family home.

Upon approach the house is well set back from the street, protected by a generous, mature front garden with a path leading up to the raised ground floor steps and side return access to the rear.

The house has a handsome façade of exposed brickwork and detailed masonry.

Offering spacious accommodation of 1904 sqft (176.9 sqm), generous room sizes, plenty of natural light and period detail, the house is ideal for families. The property benefits from a side return extension, double glazing throughout, generous 80ft garden and well-proportioned accommodation with further scope for extension.

St Germans Road is an attractive and popular residential road close to Honor Oak and Forest Hill with easy access to Brockley offering lots of cafes, restaurants and amenities close by.

Upon entry there is a wide entrance hall housing an ornate staircase with storage cupboards beneath, high ceilings with cornicing and a shower room with a guest toilet at the end of the hallway.



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There are two fabulous reception rooms, both with high ceilings and beautiful period detailing. The front reception has carpeted flooring, an original fireplace with marble surround and a large bay window furnished with plantation shutters that offers plenty of natural light.

The second reception has dark stained stripped wooden floors, more period detailing and a matching fireplace. Glass French doors lead into a stunning glass covered side return extension which itself opens into the private rear garden and kitchen.

The kitchen is modern with an "industrial" style look including an extensive range of stainless-steel units, oak worktops, tiled flooring, breakfast table and a range cooker.

The rear garden is extensive, spanning almost 80ft in length and nicely landscaped over three levels. There is a patio area closes to the house where there is direct access to the glass extension and it benefits from side access. Beyond this is a large, decked patio area and a low maintenance astroturf lawn, bordered by mature plants and shrubs with a shed at the rear.

Upstairs on the first floor there is a very generous landing awash with natural light from a side window above the staircase.

The family bathroom is just by the top of the stairs, conveniently located in the middle of the house accessible to all bedrooms. It has a contemporary wash hand basin, toilet and a bathtub with shower above. A double glazed, frosted sash style window offers natural light and ventilation.

All four bedrooms are spacious, bright and nicely presented. The largest bedroom is located at the front of the house offering grand proportions, carpeted flooring and a large double-glazed sash bay windows, furnished with plantation shutters, that offer exceptional views and plenty of natural light.

This bedroom also benefits from an en-suite bathroom that is stylishly clad in limestone tiles and incorporates another bath with shower above, a toilet and a wash hand basin. Another double glazed sash window with plantation shutters offer natural light and ventilation.

Adjacent is another very generous bedroom with carpeted flooring, a feature fire place and a double glazed sash window that has views over the garden.

The two other bedrooms are located towards the rear of the house, one with a window the side return and the other with views directly out over the rear garden.

There is also scope to extend into the loft (subject to planning).



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£1,050,000

This is grand period house is a rare and exciting opportunity for families and those needing an abundance of space.

## Property features

- CHAIN FREE - Imposing four-bedroom, three bathroom, semi-detached Victorian family home
- 2 generous reception rooms
- 80ft Rear garden with side return access
- Glass side return extension
- Kitchen breakfast room
- Ground floor shower room and guest toilet
- Maaster bedroom with en-suite bathroom
- Double glazing throughout
- Close to Honor Oak Park Station (London Bridge and Overground)
- Close to amenities, green open spaces like Blythe Hill Fields and a good selection of schools



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## ST GERMANS ROAD

Approximate Gross Internal Area  
178.9 sq m / 1904 sq ft  
Shed = 6.4 sq m / 69 sq ft  
Total = 183.3 sq m / 1973 sq ft



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



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