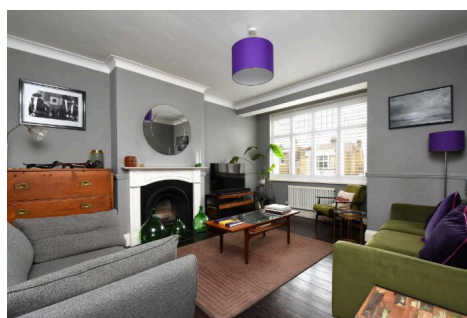


30, Honor Oak Road, SE23 3SB · 4 bedroom House

£900,000



ALPS Estates Ltd trading as Pickwick Estates

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

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£900,000



Property description

CHAIN FREE SALE! Perched on top of Forest Hill offering stunning panoramic views over the Kent countryside is this stunning 4 bedroom, 1930's semi-detached family home.

The house has been beautifully decorated by the current owners, retaining lots of character and charm. The house benefits from double glazing throughout, a spacious converted loft with en-suite, a stylish open plan kitchen dining room and a nicely landscaped West facing rear garden.

The house is raised from the road offering a high level of privacy. Winding steps lead up through the charming front garden to the entrance that is shielded by an arched porch.

Upon entry there is a generous hallway with plenty of storage space under stairs and dark stained original exposed wood flooring that spreads seamlessly throughout the ground floor.

The front reception room is a cosy lounge area that has high ceilings, a feature fireplace and a large square bay window that fills the room with natural light and offers stunning far-reaching views.

At the rear of the house is a lovely open plan kitchen dining room that has views out to the beautifully landscaped west facing



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rear garden.

The kitchen is set to the side and separated by an extended worktop breakfast bar. It has plenty of white gloss wall and base mounted units with worktops and integrated appliances. On one side of the room there are high level cupboards housing an integrated fridge freezer and high-level oven with a microwave above. The gas hob with an extractor above and the sink sit near the rear a window that overlooks the garden.

The dining area has a matching feature fireplace to the reception room and built in shelving in the alcoves. Floor to ceiling bi-fold doors frame the garden beautifully and offer direct access to it.

Closest to the house is a lovely private patio area, perfect for al fresco dining and summer BBQs. This whole area is awash with sunshine in afternoon and evenings thanks to its westerly aspect. Up a few steps is a manicured lawn area that is bordered by a path and a border full of mature plants. The rear part of the garden tiers up to another patio that catches the morning sun, a perfect spot for a cuppa.

Upstairs on the first floor there are three bedrooms. Two of these are large double bedrooms, with the front double bedroom having spectacular views over the Kent countryside and the bedroom to the rear overlooks the garden. There is also a single bedroom currently arranged as a study, at the front of the house and a luxurious modern family bathroom to the rear which has a bath with shower above, toilet and wash hand basin.

The fourth bedroom is up in the converted loft which has created a luxurious master bedroom with an en-suite shower room. The bedroom has very generous proportions with a full height dormer that surveys the garden from a Juliette balcony and plenty of natural light with additional front skylights which offer more fabulous views.

Honor Oak Road is a residential road that is very popular with young families and there are a number of Ofsted highly rated schools locally such as Horniman primary and Fairlawn Primary School which is just down the road.

Horniman Museum and Gardens are a short stroll away, providing a lovely area for children to play as well as a weekly farmers' market and café. Honor Oak Road 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 Honor Oak Park which is about 0.5 miles or a 10 minute walk and Forest Hill Station is almost an equivalent distance. Both have the efficient Overground service and National Rail to London Bridge. East Dulwich and Peckham Rye are also close by, providing further opportunities for independent shopping and entertainment, with their numerous bars, restaurants and arts and a cinema.



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Property features

- Stunning 4 bedroom, 1930's semi-detached family home.
- Offering stunning panoramic views over the Kent countryside
- Landscaped, private West facing rear garden
- Open plan rear kitchen dining room
- Charming front reception room with lovely views
- 1st floor family bathroom and en-suite in the loft conversion
- CHAIN FREE SALE - Beautifully decorated throughout
- Double glazing throughout
- Close to Honor Oak Park and Forest Hill stations and green open spaces of Horniman Gardens
- Close to amenities of Honor Oak and Forest Hill as well as good schools



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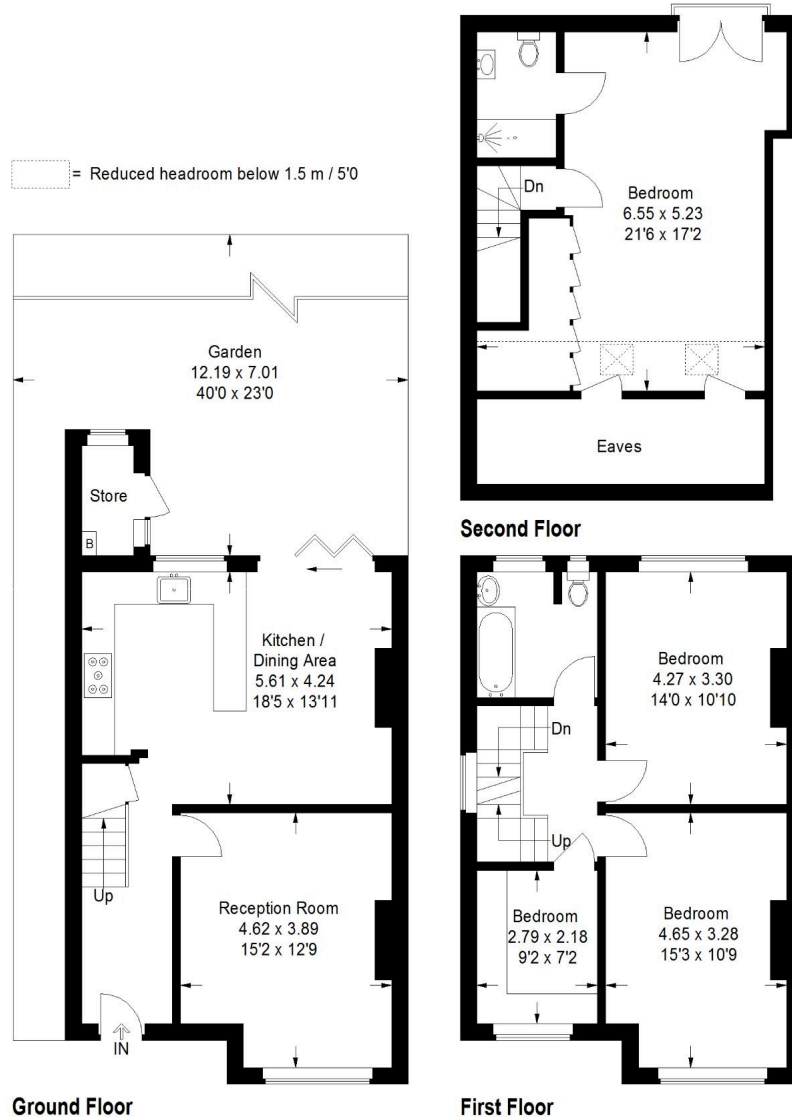
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Honor Oak Road



Approximate Gross Internal Area (Excluding Eaves)
133.6 sq m / 1438 sq ft
Store = 2.1 sq m / 23 sq ft
Total = 135.7 sq m / 1461 sq ft

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



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