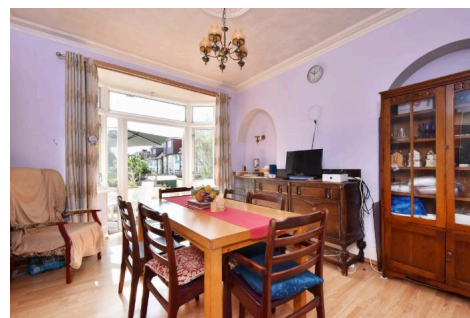
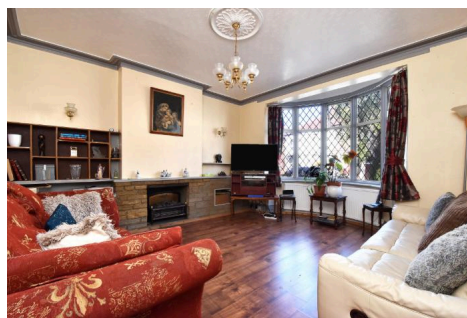


89, Grierson Road , SE23 1NY · 3 bedroom House

£800,000



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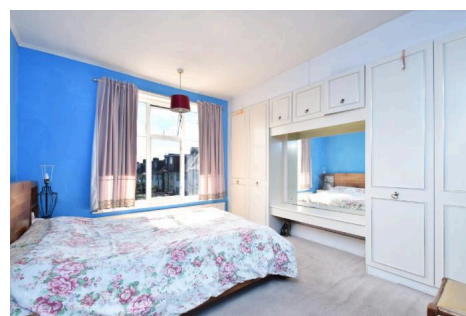
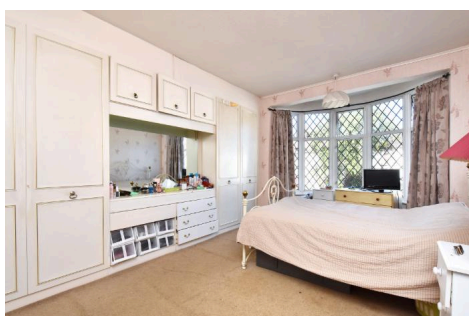
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Property description

VIEWINGS AVAILABLE FROM 11th/12th JULY. Full of potential, this charming 1930s end-of-terrace home in the heart of Honor Oak is ready for its next chapter. Just 160 metres from Honor Oak Park station and the local high street, it offers a generous footprint, three double bedrooms, and a spacious south-east facing garden—plus it's being sold chain free.

Set on a wider-than-average plot (approximately 6.5 metres), the home enjoys a 53ft (16m) private rear garden, double glazing throughout, and side return access.

The front elevation is instantly appealing, featuring classic curved bay windows on both floors and a walled front garden. A practical front porch leads into the house via original double internal doors.

Inside, the generous entrance hall offers high ceilings and under-stair storage.

The front reception room is bright and spacious, with a large bay window and traditional proportions.

To the rear, a second reception room also enjoys generous dimensions and opens directly onto the garden through double-glazed French doors.

Next door, the kitchen could easily be opened up into the rear reception to create a large open-plan kitchen/diner. A guest WC sits at the far end of the kitchen, along with direct access to the garden.

The rear garden is a standout feature: 53ft long, with a raised patio directly off the house and a larger seating area further down,



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framed by mature planting and shrubs. It's private, peaceful, and benefits from far-reaching views over the backs of neighbouring homes. A side gate leads to a shared path for handy external access.

Upstairs, the wide landing gives access to three double bedrooms and the loft.

At the front are two bedrooms: a spacious principal room with bay window and built-in cupboards, and a second smaller double with additional storage.

To the rear, a third generous double overlooks the garden and enjoys built-in alcove wardrobes and serene open views.

The bathroom and WC are currently separate, but could be combined into a single, family-sized bathroom. The bathroom features a walk-in shower and hand basin, with both rooms benefiting from frosted double-glazed windows.

The loft is vast and offers clear potential for conversion into further living space (STPP). In the meantime, it's ideal for additional storage.

Location

Grierson Road is a quiet, residential street popular with families and just moments from Honor Oak Park station (Zone 3), offering fast services to London Bridge and Overground links to Shoreditch, Canada Water, and beyond.

You'll find highly rated local primary schools nearby, including Stillness, Dalmain, and Fairlawn. The high street offers independent cafés, restaurants, bars, and convenient local shops including Sainsbury's and a well-regarded deli. Green spaces abound, with One Tree Hill, Blythe Hill Fields, and the beautiful Horniman Gardens all within easy reach.

Property features

- Attractive 1930s end-of-terrace family home offering excellent potential
- Three double bedrooms and a wider-than-average footprint (approx. 6.5m)
- Generous 53ft (16m) south-facing private garden with mature planting and far-reaching views
- Bright front reception room with bay window and high ceilings
- Spacious rear reception room with French doors leading to the garden
- Separate kitchen with guest WC, with scope to create an open-plan kitchen/diner
- Large entrance hall with original double porch doors and under stair storage
- Separate bathroom and WC, both with natural light—offering potential to combine
- Expansive loft space with potential for conversion (subject to planning consent)
- Close Honor Oak station - amenities of its high street and a good selection of highly rated schools



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Grierson Road

Approximate Gross Internal Area
113.5 sq m / 1222 sq ft

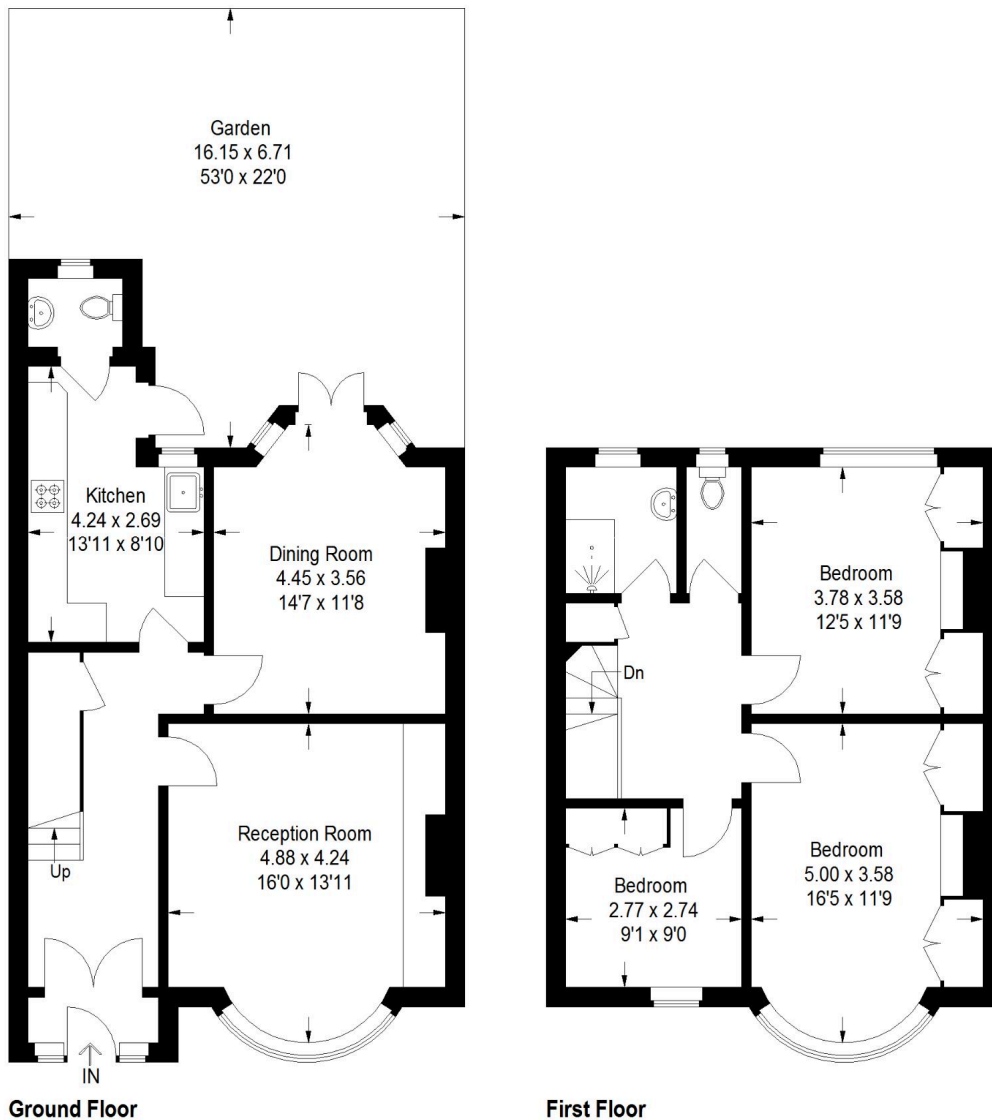


Illustration for identification purposes only,
measurements are approximate.
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