

21 , Pearfield Road , SE23 2LP · 5 bedroom House

£1,175,000



ALPS Estates Ltd trading as Pickwick Estates

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

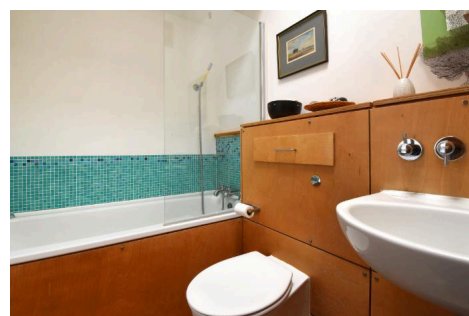
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## Property description

CONTRACTS EXCHANGED! Offered to the market CHAIN FREE is this handsome 5 double bedroom, semi-detached Edwardian family home, located on this remarkably peaceful cul-de-sac that has a wonderful community of residents. The house offers over 2200 sqft of internal floor space, a massive 60ft (18m) rear garden plus a wide side return and bundles of period character and charm!

The house is set back from the street by a walled front garden, through a gate there is a pathway leading to the original front door, the side return has gate leading to a covered storage space down the side return. The striking exposed red brick exterior with original sash bay windows and detailed masonry is difficult to ignore.

Upon entry is a grand entrance hall with hardwood flooring that spreads seamlessly to the reception rooms, it has very high ceilings, period detailing and an ornate staircase leading upwards with storage beneath.

To the front of the house is a grand family reception room which is almost 5m wide! Featuring high ceilings with cornicing, a beautiful marble fireplace surround and large sash bay windows allowing the area to be flooded with natural light.

Adjacent is another large reception room to the centre of the property which is a versatile space that could be used as a formal dining room, the rooms are interconnected by large double doors. This room also benefits from high ceilings with cornicing and



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has a lovely period fireplace with a matching marble surround to the front room. French doors provide plenty of light and access out on to the side return and rear garden.

The kitchen diner is to the rear of the house offers additional entertaining space and plenty of natural light from two large windows and a door to the side return that gives direct access to the garden. The side return is very wide with a patio area and a raised bed against the boundary fence. A nice place to sit out and enjoy in warmer months.

The kitchen is a good size with plenty of space for cabinets and worktops on both sides of the room. The hob and oven are set to one side of the room and the sink sits beneath one of the windows looking out to the side return. There is also potential to create an even larger kitchen/ dining space with the potential to extend into the side return. (Subject to the planning consent).

The kitchen leads through to a rear conservatory extension which has wooden framed, floor to ceiling double glazed windows which frame the garden beautifully and skylights above. French doors provide direct access to the garden.

Along one side of the room there is a plywood worktop with a stainless-steel bowl sink and space for white goods beneath to create a handy utility space.

There is also a bathroom off this area which has a bath with shower above, toilet and a wash hand basin, all fitted with nice bespoke plywood.

The garden is expansive and nicely landscaped. The rear part of the garden is about as long as it is wide, spanning approximately 60ft long from the rear of the house. (circa 18m squared).

There is a patio that hugs the house and beyond this is a lawn area which wraps behind the neighbouring garden and is surrounded by an array of mature plants, shrubs and trees.

Upstairs are five well proportioned, bright and spacious bedrooms, three of which are very generous double bedrooms and two are smaller doubles. There are also two further shower rooms. The landing has original exposed floorboards that have been recently sanded and varnished and continue through to the first-floor bedrooms.

From the half landing there is a charming double bedroom at the back of the house that has exposed original floorboards, a period feature fireplace and a sash window that has the most delightful view over the rear garden.

Next to this room is a shower room which features plywood panelling, a mirrored wall, a separate shower enclosure, toilet, bidet and wash hand basin. A frosted window to the side offers natural light and ventilation.

At the front of the house there is a magnificent master bedroom that spans the whole width of the house, almost 6m wide! This



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bright and spacious bedroom is illuminated by a set of large bay windows looking out to the street. It also benefits from high ceilings and a period feature fireplace.

Adjacent is another large double bedroom, also with high ceilings, cornicing, another pretty feature fireplace and a window overlooking the garden.

Up to the second-floor landing is another original bedroom with a pretty feature fireplace. This bedroom is particularly bright thanks to a skylight and a rear window that has far reaching views over the garden and beyond.

There is also another shower room which is in excellent condition with tiled floors and walls, a shower enclosure, wall hung wash hand basin and toilet, heated towel rail and a skylight that provides plenty of natural light.

The top floor is the converted loft space which is another vast space. This room is almost a self-contained studio as it has its own kitchenette set to one side of the room. There is a Juliette balcony to the rear offering spectacular views and three large skylights to the front that offer plenty of natural light.

This could be a perfect place to work from home or a room for a very lucky au pair or teenager!

Pearfield Road is conveniently located closest to Forest Hill station (0.5 miles) and Sydenham station (0.62 miles), both with efficient Overground connections, as well as regular bus routes, all providing excellent links into Central London and to the surrounding area. There are a variety of shops and amenities close-by from the bustling high streets of both Forest Hill and Sydenham. The green open space of Mayow Park is also nearby, as well as a good selection of highly rated local schools.

## Property features

- CHAIN FREE 5 double bedroom, semi-detached Edwardian family home
- Remarkably peaceful cul-de-sac that has a wonderful community of residents
- The house offers over 2200 sqft of internal floor space
- A massive 60ft (18m) rear garden plus a wide side return
- Grand double reception room that is interconnected by large internal double doors
- Kitchen dining room with conservatory, utility and downstairs bathroom
- Two further shower rooms on the first and second floor landings
- Converted loft to create a vast studio bedroom with a kitchenette
- Close to Forest Hill station and Sydenham Station and green open spaces such as Mayow Park
- Close to the amenities of Forest Hill and Sydenham high street and a good selection of schools



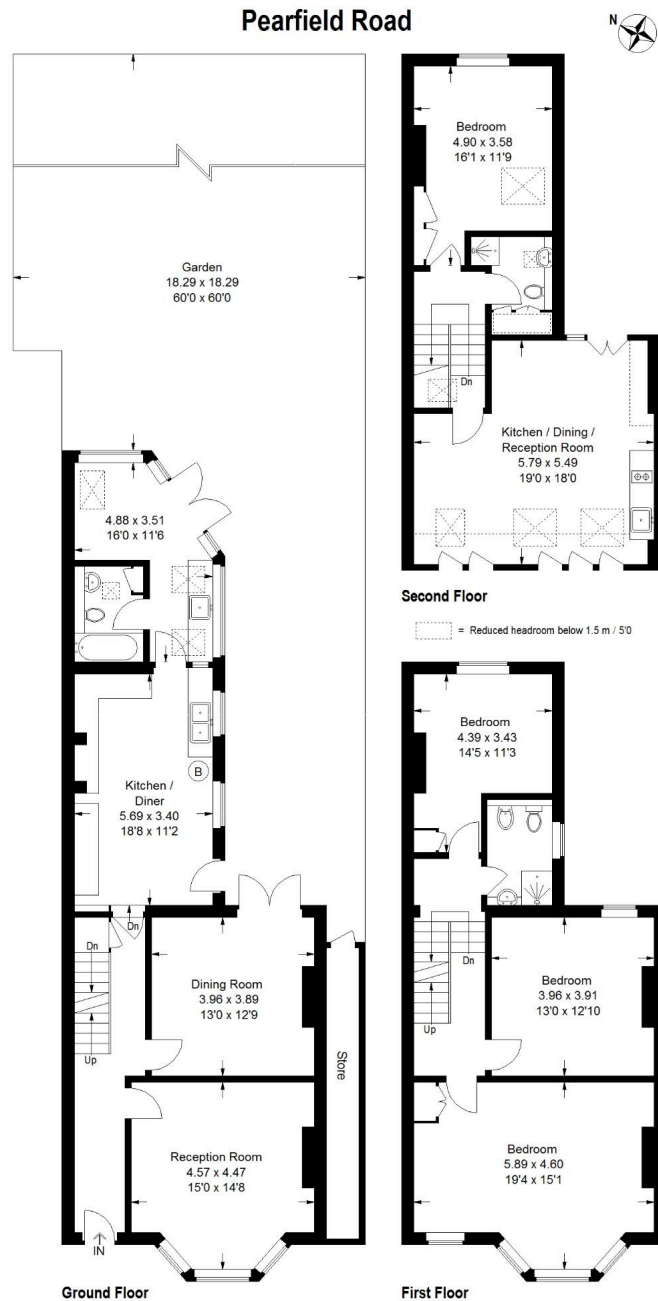
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Approximate Gross Internal Area  
(Excluding Store)  
2244 sq ft / 208.5 sq m

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



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