



6 The Terrace, Codrington Hill , SE23 1LP · 4 bedroom House

£950,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



ALPS Estates Ltd trading as Pickwick Estates

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

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View this property online: pickwickestates.com/detail/4563/SE231LP_codrington-hill.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.

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Property description

CONTRCATS EXCHANGED! Beautifully presented, spacious 3/4 double bedroom, 1930s semi-detached family home close to Honor Oak Park station.

The house benefits from a south facing private rear garden with a large summer house/storage shed, double glazing throughout and is set back from the street by a front garden.

Steps lead up to the entrance where there is an original 1930s front door and porch. The house offers nice kerb appeal with exposed bricks on the ground floor and a rendered first floor, there is a nice bay window which has been double glazed along with all the other windows in the house.

Upon entry there is a wide hallway with wood flooring that runs throughout the ground floor rooms. A staircase leads upstairs that offers storage underneath.

At the front of the house is a generous reception room that has high ceilings a feature fireplace and a large bay window that fills the room with natural light. The rear dining room has been opened to the front reception to create a lovely double reception room which has double glazed patio doors leading to the south facing rear garden offering plenty of natural light throughout the



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year.

At the end of the hall is a good size kitchen which has been fitted in recent years. It offers plenty of stylish wall and base mounted units that wrap around the whole kitchen with a worktop housing the hob with oven below, space for white goods and a sink that sits nicely under the window overlooking the garden.

On the other side of the house is a ground floor 4th bedroom that serves well as a versatile spare room that could make a good office/study or playroom. There is a window to the front and skylights above.

The garden is a good size and thanks to its south facing aspect it's a suntrap! There is a patio area nearest to the house that wraps around the house down the side return. Up a couple of steps is a lawn with a path on the side leading up to the rear part of the garden where there is a large shed/summer house that is hard wired with electricity.

Upstairs on the first floor there is generous landing that has a storage cupboard housing the boiler. At the front of the house is a large double bedroom with fitted cupboards and a nice bay window for natural light, adjacent is a smaller second bedroom that would make a good child's bedroom or another study, both have carpeted floors and double-glazed windows. At the back of the property is another large double bedroom, again with carpeted floors and a double-glazed window overlooking the garden.

The bathroom is tiled with white walls and black floors, there is a bathtub with shower above, toilet, wash hand basin and frosted double-glazed windows allowing for natural light and ventilation.

Codrington Hill is ideally situated for both transport links and local amenities including the open green spaces of Blythe Hill Fields at the end of the street. Honor Oak Park's main thoroughfare has a lovely selection of cafes and restaurants, boutique shops and a Sainsburys Local. The property is walking distance to Honor Oak Park station which has regular links to London Bridge (13mins) and the efficient Overground connection which will whisk you to Shoreditch, Canada Water and Highbury & Islington. There are also great schools in the local area which is perfect for young families.



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Property features

- Beautifully presented, spacious 3/4 double bedroom, 1930s semi-detached family home
- South facing private rear garden with a large summer house/ storage shed
- Modern fitted kitchen
- Double reception room with dining area to the rear
- A generous 1512 sqft (140.5 sqm) with scope to convert the loft (STTP)
- Modern bathroom suite
- Ground floor bedroom/office
- Good condition and double glazing throughout
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



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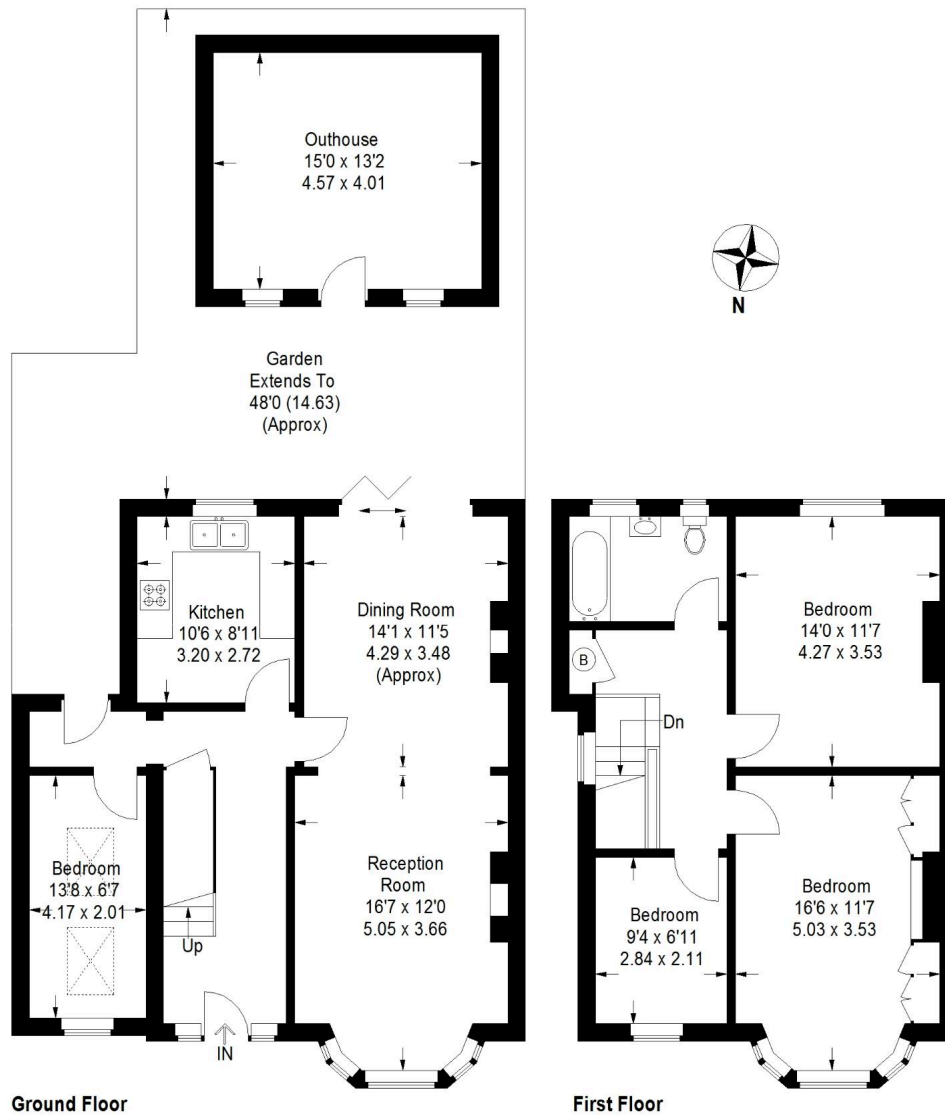
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Codrington Hill



Approximate Gross Internal Area = 1310 sq ft / 121.7 sq m
Outhouse = 202 sq ft / 18.8 sq m
Total = 1512 sq ft / 140.5 sq m

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



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