

19, Canonbie Road , SE23 3AW · 5 bedroom House

£2,150,000



ALPS Estates Ltd trading as Pickwick Estates

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

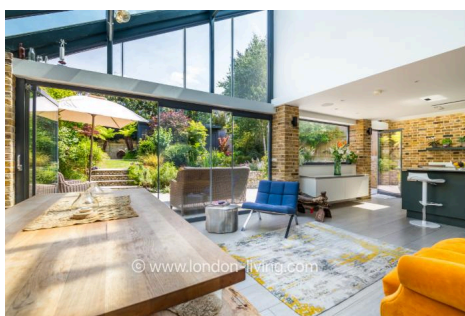
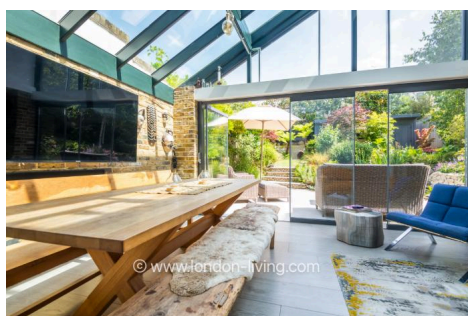
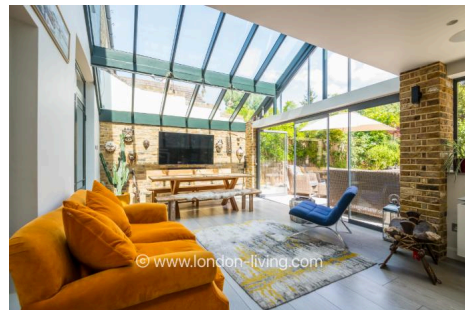
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## Property description

Utterly stunning, turn-key ready, five-bedroomed, double-fronted Victorian semi-detached family home with off-street parking. Offered to the market chain-free! The house boasts 3,128 sq ft (290 sqm) of beautiful interiors, radiating an abundance of period features, character, and charm, and a meticulously landscaped rear garden that would give the Chelsea Flower Show a run for its money.

This impressive house has the wow factor in abundance, having been completely renovated by the current owners and meticulously maintained through the years, with special care and attention to detail throughout. Not a penny has been spared to create this fabulous family home, which is being presented to the market for the first time in nearly 30 years.

The house benefits from a huge ground floor footprint of 1,221 sq ft (113 sqm), offering plenty of entertaining space and a stunning double-height rear extension, housing a large, high-spec kitchen/dining/reception room that leads to a large, sunny, southerly-facing rear garden approximately 58 ft (17 m) long and 35 ft (10 m) wide.

Conveniently located between Honor Oak Park, Forest Hill, and East Dulwich, it is perched on a popular residential street known for its stunning views of London.

This double-fronted period beauty offers immediate kerb appeal with its striking façade of exposed bricks, ornate period



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detailing, and pleasing symmetry. The house is set back from the street by a walled front garden with off-street parking, bordered by manicured mature shrubs, plants, and pleached trees on either side. Up a few steps is an attractive, ornate porch with a large front door featuring frosted glass.

Upon entry, there is a welcoming, wide, spacious hallway housing a winding staircase and offering access to all ground floor rooms.

At the front of the house are two large reception rooms. On one side is an opulent formal lounge — ‘The Red Room’ — oozing character from its high ceilings with cornicing and a beautiful period fireplace fitted with a working wood burner and marble surround. A large square bay sash window, furnished with privacy blinds and curtains, fills the room with natural light.

The other reception room is a double lounge area that runs front to back. Another stunning fireplace with a retro wood burner acts as a centrepiece. Sash windows to the front and double doors at the back lead through to the kitchen-diner, offering plenty of natural light.

An architecturally designed, double-height glass atrium side-return extension has significantly expanded the back of the house to create a stunning kitchen-dining room area. This wonderful living space is the heart of the house, sympathetically designed to balance stylish modernism with the character of the home.

The entire kitchen-dining room features wood-effect porcelain tiles with underfloor heating throughout and a stunning ROUNDHOUSE kitchen to one side, set against a characterful exposed brick wall. From here, a lovely picture window frames the garden beautifully, and a glass door to the side offers direct access. The kitchen includes a tall bank of floor-to-ceiling cupboards with integrated MIELE appliances, an enormous GAGGENAU fridge, a large larder, and a LIEBHERR wine fridge. A kitchen island separates the space to the dining area that sits beneath the glass atrium and has frameless glass bi-fold doors that opens the garden allowing the entertaining space to spill outside.

A large patio area hugs the rear of the house — a perfect spot for summer garden parties! The patio wraps around the side return, where there is secure gated access to the front. Beyond the patio is a beautifully landscaped oasis, designed by award-winning landscape designer Trevor Tooth. The flower beds are bursting with an array of specially selected plants, shrubs, and trees — tropical and domestic perennials — to create year-round interest and colour. The garden also features an irrigation water feat...

At the far end of the garden is a huge garden studio, fully insulated, hard-wired for electricity, and with an integrated storage shed.

From the kitchen, there is also access to a stylish guest cloakroom and a cellar that acts as a plant room — the engine and brain of



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the house. Down here is the boiler, all the electrics and internet connections, including a technologically advanced Rako lighting system that allows all the lights to be controlled from an app to create different moods with digital dimming technology at the touch of a button.

Upstairs, a half-landing at the rear of the property features a tall picture frame window that looks down into the dining area through the glass atrium. From here, there is a separate toilet and a generously proportioned family bathroom with vaulted ceilings, creating a fabulous feeling of space. Porcelain-tiled floors are accompanied by a contemporary sink with a vanity unit, a wall-hung toilet, a generous glass walk-in shower enclosure, and a separate bath — all fitted with wall-mounted taps. A frosted...

A few steps up to a spacious first-floor landing lead to four good-sized double bedrooms, all featuring a mix of bespoke fitted wardrobes and period features such as fireplaces, high ceilings, cornicing, and double-glazed sash windows.

The impressive master suite occupies the whole of the top floor and offers generous proportions. The main bedroom has a Juliet balcony overlooking the garden and skylights at the front with stunning views of the city. Beneath are bespoke fitted cupboards with deep drawers and eaves storage. On the other side is a dressing room with mirrored wardrobes and a beautiful front-facing gable window — a perfect spot for a dressing table.

The luxurious master bathroom comes with a walk-in shower enclosure with a rainfall shower head, a contemporary sink with vanity units, a wall-mounted toilet, and a large bathtub. Mood lighting sets the scene, with numerous well-placed illuminated pocket shelves. A floor-to-ceiling frosted sash window offers plenty of natural light and ventilation.

Canonbie Road is a very popular location. There is a great community of local residents with an active WhatsApp group that arranges summer parties and road closures. There are excellent amenities nearby, along with a number of highly rated Ofsted schools (Horniman and Fairlawn Primary Schools), and it is a short drive to prestigious private schools including Sydenham GDST, St Dunstan's, Dulwich College, Alleyn's, and JAGS.

Canonbie Road is conveniently flanked by Honor Oak Park on one side and Forest Hill on the other — both offering a bustling array of shops, bars, cafes, and restaurants. Honor Oak Park station is the nearest, about 0.4 miles away, offering efficient Overground and National Rail services to London Bridge. Nearby green, leafy open spaces include Horniman Gardens, Brenchley Gardens, One Tree Hill, Peckham Rye, and Blythe Hill Fields.



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## Property features

- Utterly stunning, turnkey ready, 5-bedroom DOUBLE FRONTED Victorian semi-detached family home
- Off street parking and securely gated side return access
- The house boasts 3128 sqft (290 sqm) of beautiful interiors, radiating an abundance of character
- Meticulously landscaped large sunny SOUTHERLY facing rear garden, 58ft (17m) long x 35ft (10m) wide
- Architecturally designed, double height glass atrium side return extension kitchen dining room
- Two generous reception rooms, both with period features and working wood burners
- Family bathroom, guest cloak room on the ground floor
- Fabulous master suite occupying the whole of the top floor with a luxurious bathroom
- Close to Honor Oak Park station and green open spaces such as Horniman Gardens & Peckham Rye
- Close to amenities and a good selection of highly rated selection of schools



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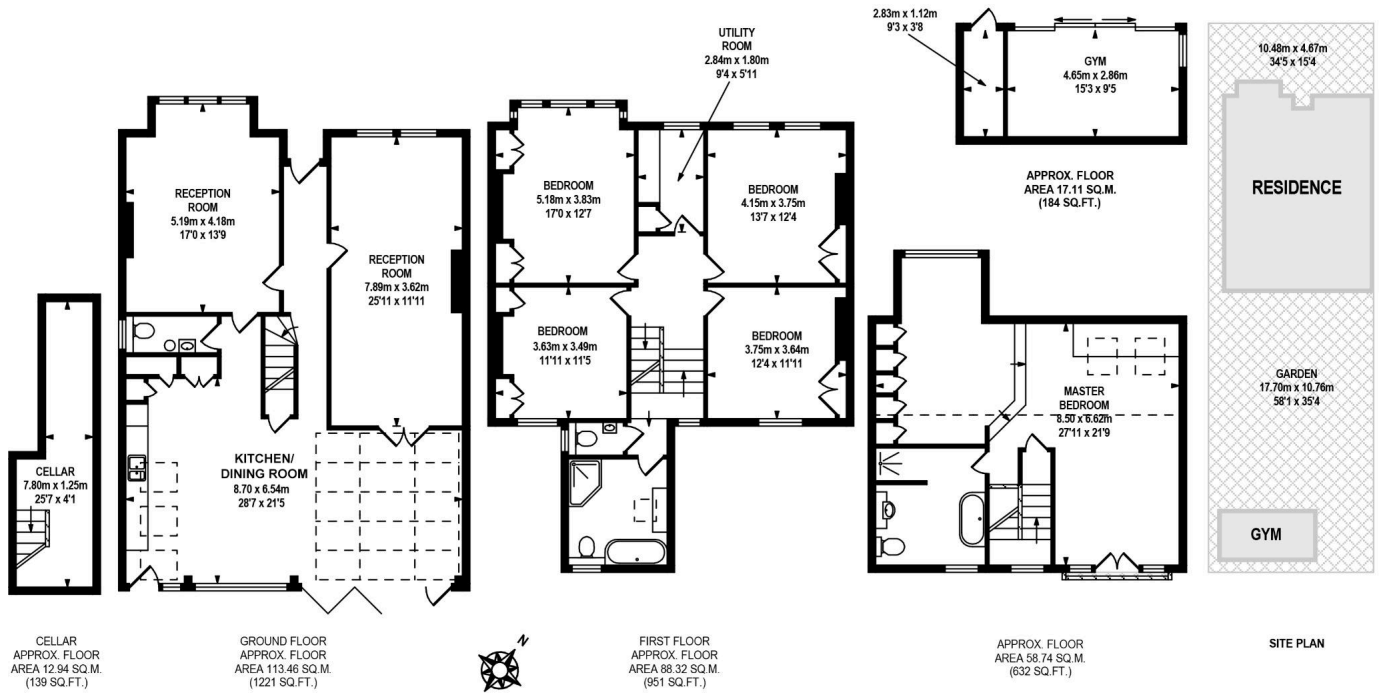
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TOTAL APPROX.FLOOR AREA 290.57 SQ.M. (3128 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only  
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