

37, Stillness Road, SE23 1NG · 5 bedroom House

£1,100,000



ALPS Estates Ltd trading as Pickwick Estates

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

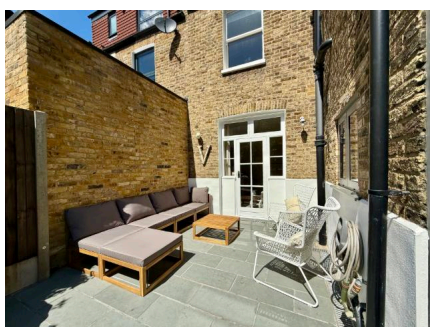
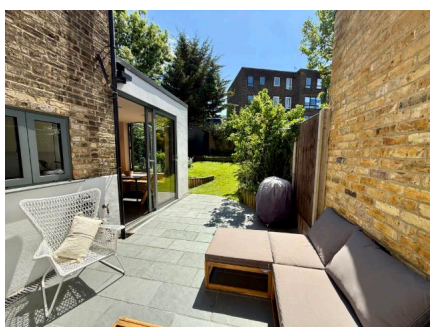
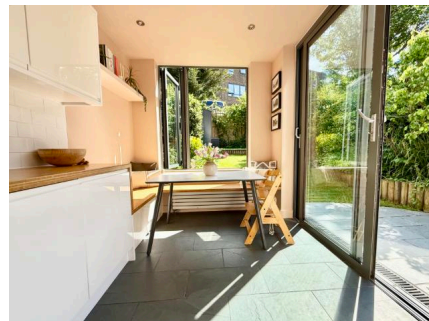
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Property description



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CONTRACTS EXCHANGED! Offered to the market in a prime location in Honor Oak, is this impressive 5-bedroom, 2-bathroom Victorian property, boasting a sun-drenched south-facing garden. Nestled on one of Honor Oak's most sought-after streets, this lovingly maintained family residence offers the perfect blend of period charm and modern comfort.

As you approach this mid-terrace Victorian gem, you'll be struck by its curb appeal. The handsome facade features large bay windows, a charming front garden, and an attractive original, white-painted timber porch. Step inside to find a welcoming, wide hallway adorned with cornicing and engineered wood flooring that spreads seamlessly through into the reception rooms.

The front reception room exudes period charm with high ceilings, engineered wood flooring and wood burner fitted in the chimney breast with shelving in the alcoves providing practical storage without compromising on style. Large bay windows, elegantly dressed with plantation shutters, flooding the space with natural light.

The second reception room mirrors the character of the first, featuring an original Victorian fireplace. South facing French doors provide an abundance of natural light and direct access to the garden.

The kitchen dining area is another highlight of this home. Fully fitted with plenty of wall and base mounted units with integrated appliances, wooden worktops and a stylish metro tiled splashback.

Bathed in natural light from windows to the side as well as a bi-fold window to the rear that frames the garden beautifully and a sliding door to the side that provides seamless access to the garden via a charming patio area in the side return. The bi-fold windows to the rear sit neatly above a benched seated dining area boasting storage underneath, this space is a testament to modern family living.

Step through the sliding doors into a south-facing landscaped rear garden. The patio area in the side return is an intimate area, ideal for alfresco lounging and dining. The rest of the garden is a lawn that is surrounded by mature beds full of plants and shrubs. The garden also have a new Asgard bike shed.

The first-floor houses three good-sized double bedrooms and a family bathroom. Each bedroom boasts high ceilings, sash windows, carpeted floors, original fireplaces and the front bedroom has fitted wardrobes.

The generously sized family bathroom features a separate shower enclosure with a luxurious rainfall shower head, a bathtub, toilet, wash hand basin, a heated towel rail and a large storage cupboard. A frosted sash window provides lots of natural light and ventilation.

The loft has been transformed into two further bedrooms and a shower room. A large skylight above the landing filters natural



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light down the stairwell to the first floor.

The main bedroom is a very generous double which is always flooded with light thanks a large window to the rear overlooking the garden and two large skylights to the front. It has engineered wood flooring, a fitted wardrobe and plenty of additional storage in the eaves.

The luxurious shower room is beautifully styled with metro tiles in the shower enclosure, a contemporary toilet, wall hung wash hand basin with vanity unit and a large skylight offering plenty of light.

The smaller bedroom to the rear makes a good kid's bedroom or a study with lovely far reaching views over the garden and beyond.

Stillness Road offers the perfect balance of urban convenience and suburban tranquillity:

Honor Oak Park station (500m/7-minute walk): Regular services to London Bridge (approx. 15 minutes), plus London Overground connections to Shoreditch and Highbury & Islington

Crofton Park station (15-minute walk): Access to Thameslink services for Blackfriars, Farringdon, and Kings Cross.

Vibrant Honor Oak Park high street: Independent shops, cafes, bars, deli, and highly recommended restaurants.

Thriving Forest Hill: A short walk away, offering pubs, independent shops, restaurants, and a well-regarded gym and swimming pool.

Green spaces: Blythe Hill Fields, One Tree Hill, and Horniman Gardens, all providing stunning views of the London skyline.

Education: Excellent selection of highly rated primary schools, with Stillness School just across the road

Community.

Stillness Road boasts a warm community feel, complete with an active WhatsApp group for residents.

Don't miss this opportunity to own a truly remarkable family home in one of Honor Oak's most desirable locations.



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Property features

- Stunning 5-bedroom Victorian family home
- South facing, secluded landscaped rear garden
- Beautifully extended kitchen dining room to the rear
- 2 reception rooms full of character and charm
- Converted loft to create two bedrooms and a shower room
- Generous family bathroom with walk in shower enclosure and bathtub
- Beautifully decorated throughout
- Popular, quiet residential street with a great community and active WhatsApp group
- Close to local amenities, Blythe Hill Fields and Stillness Primary school
- Close to Honor Oak Park Station (Southern London Bridge and Overground) and a variety of local shops



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Stillness Road

Approximate Gross Internal Area (Excluding Shed)
168.3 sq m / 1811 sq ft

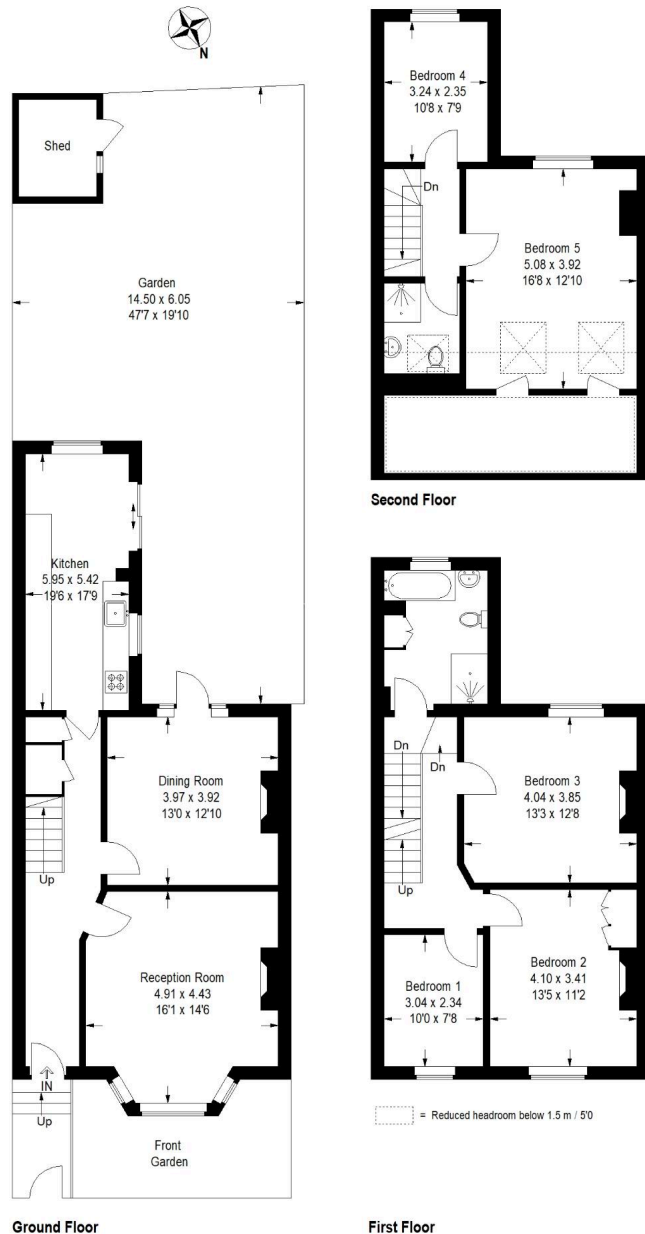


Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates .



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