

149, Bexhill Road, SE4 1SH · 3 bedroom House

£800,000



ALPS Estates Ltd trading as Pickwick Estates

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

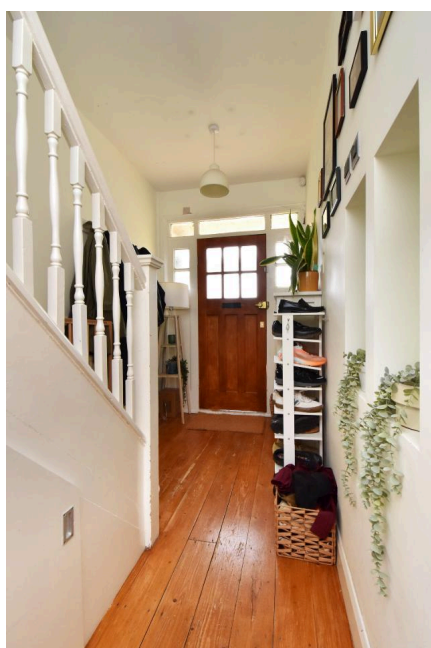
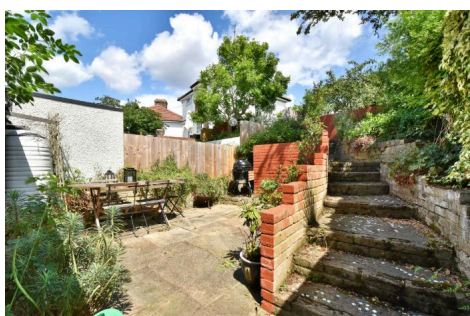
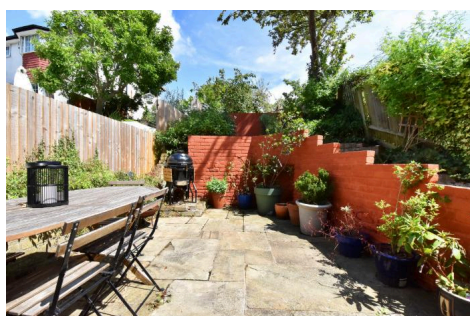
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These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Property description



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Beautifully presented 1930s three-bedroom family home with a stunning 95ft (29m) landscaped rear garden, double glazing throughout, abundant natural light, and far-reaching views.

Perched on the edge of Blythe Hill Fields, this charming home offers a rare combination of elevated position, picturesque vistas, and thoughtful living space. Steps lead up to the front porch and entrance, where panoramic westerly views and an expansive share of sky create an immediate sense of openness.

Inside, a welcoming hallway features original wood flooring that flows seamlessly through to the reception room and kitchen. A guest WC and a utility area with washing machine and additional storage are neatly tucked off the hallway.

The spacious double reception room is flooded with light from a curved bay window at the front, offering spectacular sunset views. A feature fireplace and built-in alcove shelving add character, while the rear of the room serves as a dining area with French doors providing a direct link to the kitchen.

The kitchen is both practical and full of charm, with exposed brickwork and an 'L'-shaped arrangement of wall and base units. A glass roof and garden-facing window bathe the space in morning light. A side door leads up to a lovely raised patio, perfect for alfresco dining and entertaining.

The garden is a true highlight, landscaped over multiple tiers to create visual interest and versatile outdoor spaces. A lawned area with a vegetable plot sits toward the upper tier, offering superb views over the city. At the far end is a fully insulated and powered garden studio—currently used as a yoga space, but equally suited for use as a home office, gym, or playroom.

Upstairs are three bedrooms and a family bathroom, all with exposed wood flooring. The principal bedroom at the front mirrors the reception below, with another curved bay window and breathtaking views that stretch to One Tree Hill and across to the city skyline. Adjacent is a smaller bedroom, ideal as a nursery or home office, which also enjoys the same scenic outlook. The generous rear bedroom looks out over the garden, offering privacy and greenery.

The family bathroom features tiling around the bath with shower above, a contemporary toilet, vanity basin, heated towel rail, and a frosted window for natural light and ventilation.

The loft offers generous storage and the potential for conversion (STPP), providing scope for future expansion.

Location:

Bexhill Road is ideally positioned between three mainline stations:



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Crofton Park (0.39 miles) with Thameslink services to Blackfriars, Farringdon, and Kings Cross

Catford & Catford Bridge (0.48 miles) with routes to Victoria

Honor Oak Park (0.54 miles) offering fast trains to London Bridge (approx. 15 mins), and London Overground connections to Shoreditch and Highbury & Islington

The local area is rich with amenities: the vibrant Honor Oak Park high street boasts independent shops, cafes, delis, and highly regarded restaurants, while Forest Hill offers additional options including pubs, boutique shops, and a well-equipped leisure centre with swimming pool and gym.

Green spaces abound, with Blythe Hill Fields, One Tree Hill, and Horniman Gardens all close by—each offering sweeping views across London. Families will appreciate the excellent local schooling, with several Ofsted-rated Outstanding and Good primary schools nearby, including Stillness School just at the end of the street.

This is a rare opportunity to acquire a truly exceptional family home in a highly sought-after location.

Property features

- Beautifully presented 1930s three-bedroom family home with original features and stylish updates
- Expansive 95ft (29m) landscaped rear garden with patio, lawn, vegetable patch, and garden studio
- Elevated position on the edge of Blythe Hill Fields offering far-reaching westerly views and sunsets
- Bright and spacious double reception room with curved bay window, feature fireplace, and dining area
- Well-equipped 'L'-shaped kitchen with exposed brickwork, glass roof, and direct garden access
- Versatile garden studio/office, fully insulated and powered—ideal for remote working
- Three well-proportioned bedrooms, all with exposed wood flooring and excellent natural light
- Contemporary family bathroom with shower-over-bath, vanity storage, and heated towel rail
- Close to three mainline stations—Crofton Park, Catford/Bridge, and Honor Oak Park (London Bridge)
- Surrounded by excellent amenities, parks (One Tree Hill, Horniman Gardens), and great schools



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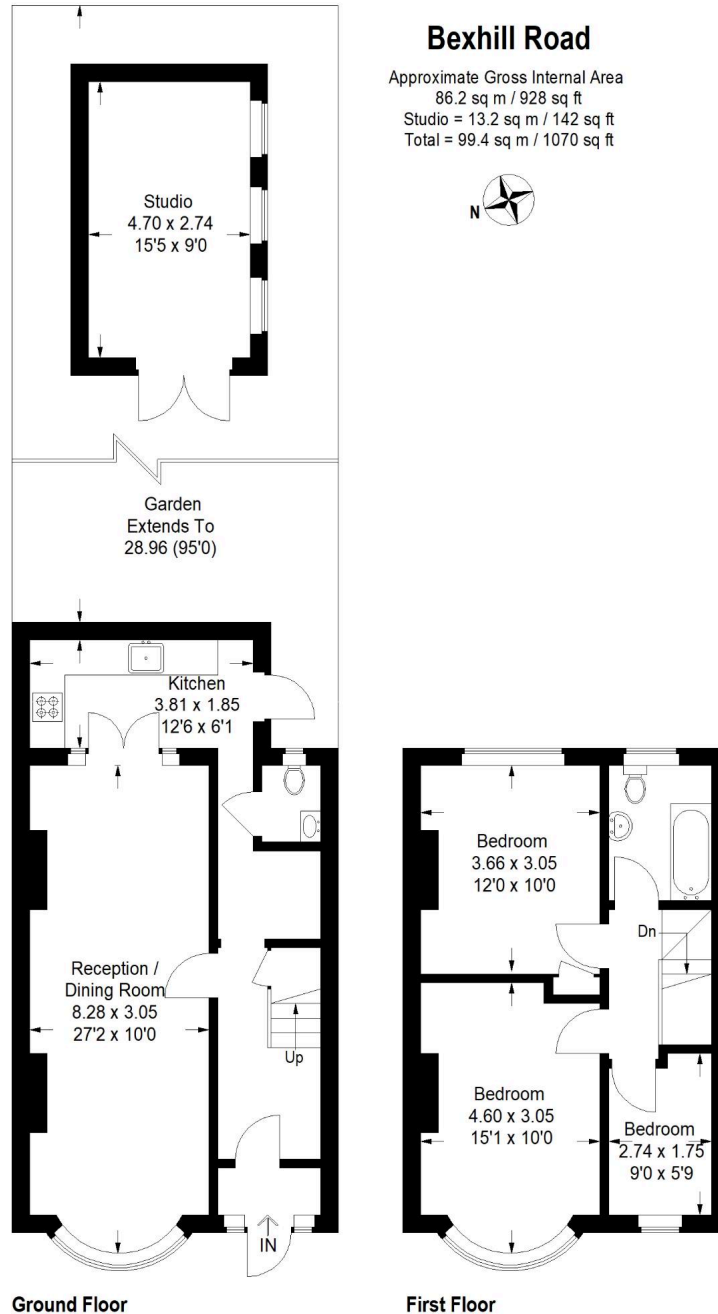


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