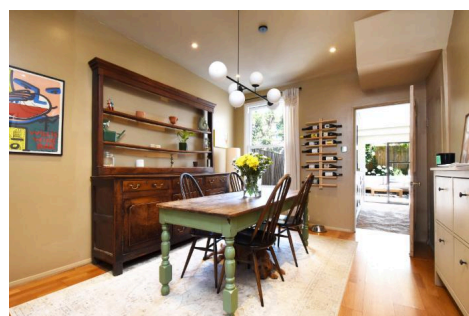
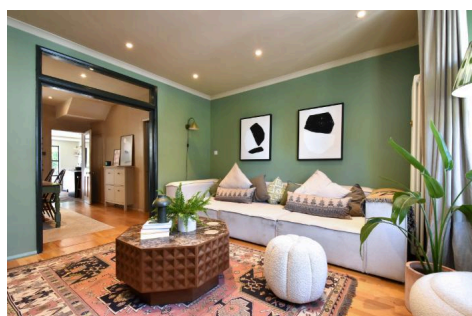
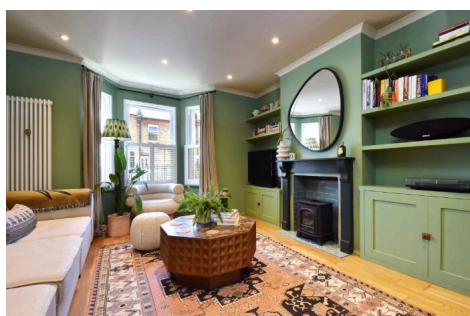


7, Rojack Road, SE23 2DF · 3 bedroom House

£775,000



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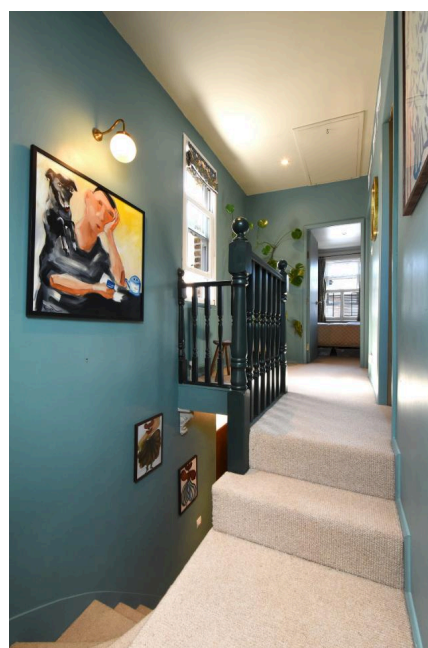
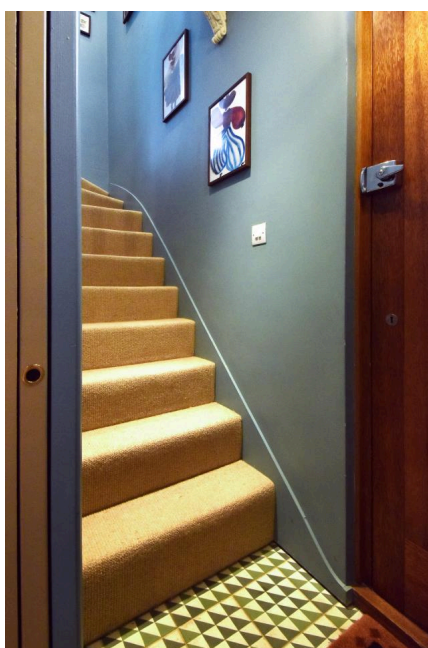
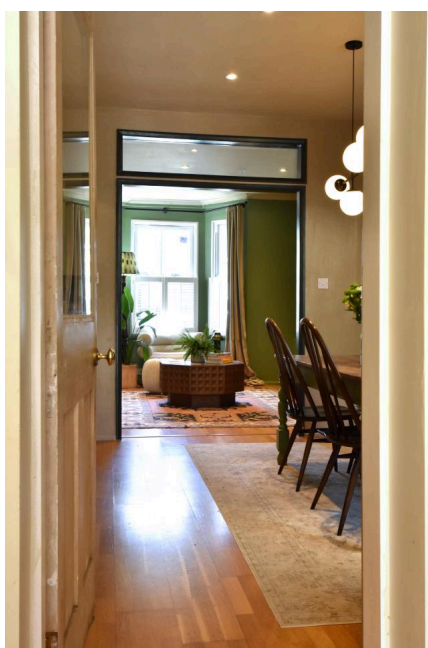
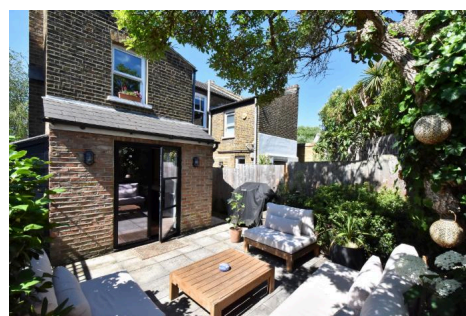
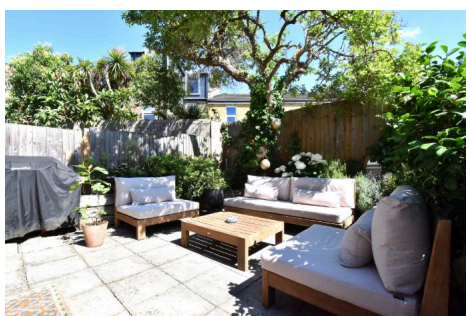
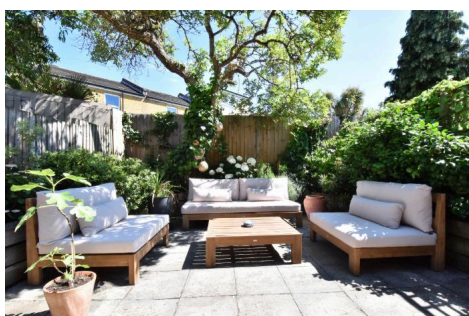
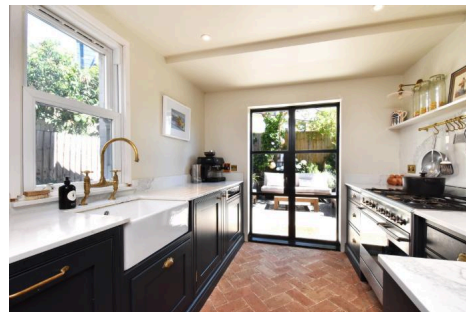
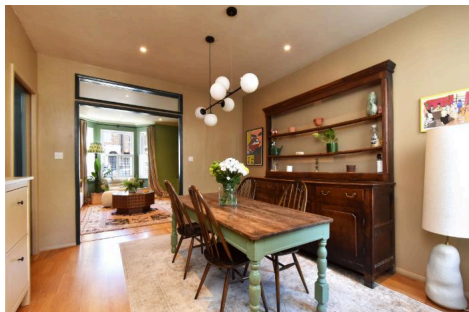
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7, Rojack Road, SE23 2DF · 3 bedroom House

£775,000



Property description



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7, Rojack Road, SE23 2DF · 3 bedroom House

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Tucked away on a quiet and picturesque cul-de-sac in Forest Hill, this beautifully refurbished three-bedroom Victorian semi-detached home perfectly balances period charm with modern style. Finished to a high standard throughout, it features a thoughtfully landscaped private garden and elegant interior touches.

From the classic London stock brick façade and intricate Victorian detailing to the sash-style double-glazed windows, the home exudes curb appeal. A neatly maintained front garden and side return path lead to an inviting entrance.

Ground Floor

The tiled entrance hall opens to two generous reception rooms and a staircase to the upper floor.

At the front, the cosy living room features warm wood flooring, a striking fireplace with surround, bespoke alcove cabinetry, and a large bay window that floods the space with natural light.

Flowing seamlessly from the living area, the dining room is ideal for entertaining. It offers ample space for a full dining setup, with a sash window overlooking the garden and a stylish central ceiling pendant. A useful under-stairs cupboard provides handy extra storage.

The kitchen has been designed with both style and functionality in mind. Dark blue shaker-style cabinetry is paired with white Quartz worktops and high-end integrated appliances – including a gas range cooker and wine fridge – are neatly built in. There is also a seating area with two high stools and additional storage underneath. The sink sits beneath a window, and herringbone brick-tiled flooring completes the sophisticated look. At the far end, Crittall-style French doors open directly to the garden, creating a seamless indoor-outdoor connection.

Garden

The private rear garden has been thoughtfully landscaped for low-maintenance living. A wraparound patio along the side return offers plenty of space for alfresco dining or relaxing. On the other side, there is a shed with two doors connecting the garden to the front path. Raised beds filled with mature plants, shrubs, and a beautiful overhanging tree create a tranquil and secluded feel – perfect for urban living with minimal upkeep.

First Floor

Off the half-landing, the second bedroom is bright and peaceful, with dual-aspect windows (one overlooking the garden) that fill the space with natural light.

The third bedroom is smaller and versatile – ideal as a nursery, home office, or guest room.

The family bathroom is tastefully decorated, featuring a bathtub with overhead shower, a contemporary toilet, and a washbasin



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set on a wooden vanity unit. A wide wall mirror enhances the sense of space, while glass bricks near the ceiling borrow natural light from the adjacent rooms.

The principal bedroom spans the full width of the front of the house and boasts large sash windows with plantation shutters, along with a wall of fitted wardrobes offering generous storage.

Loft

A pull-down ladder provides access to a converted loft space, which includes flooring, a skylight, and fitted alcove cupboards. This area offers additional storage or the option for further living space, with potential for future development (subject to planning permission).

Location

Rojack Road is a much-loved street just a 5–7 minute walk (approx. 400m) from Forest Hill Station, providing quick links to London Bridge, Victoria, and Overground services to Canada Water, Shoreditch, Hoxton, Dalston Junction, and Highbury & Islington.

The neighbourhood has a friendly, village-like feel, with local favourites including St David's Café and The Sylvan Post, alongside a wide range of restaurants, pubs, and shops. Essentials like Sainsbury's, Boots, WH Smith, and the Post Office are all nearby, as well as a modern leisure centre and swimming pool.

Families are well-catered for, with excellent schools such as Dalmain, Horniman, Fairlawn, Elliott Bank, and Kilmore all within 0.3–0.5 miles.

For green space and outdoor activities, you're within walking distance of Horniman Gardens, Honor Oak Park, Sydenham Woods, and Blythe Hill Fields – perfect for panoramic views and weekend strolls.



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Property features

- Charming three bedroom Victorian semi-detached home on a peaceful cul-de-sac in Forest Hill
- Landscaped private rear garden
- Elegant living room with bay window, fireplace, wood flooring, and bespoke alcove cabinetry
- Stylish shaker-style kitchen with Quartz worktops and integrated appliances
- Quiet residential cul-de-sac with a lovely community
- Period property with character and charm
- Smart family bathroom with full-size bath, contemporary fittings, and natural light via glass bricks
- Converted and decorated loft space with skylight and storage, offering additional usable space
- Fantastic location just 5–7 mins from Forest Hill station (Zone 3)
- Close to amenities, open green spaces and a selection of excellent schools



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Rojack Road

Approximate Gross Internal Area
(Excluding Storage / Eaves Storage)
(Including Loft) 99.7 sq m / 1073 sq ft
(Excluding Loft) 82.3 sq m / 886 sq ft

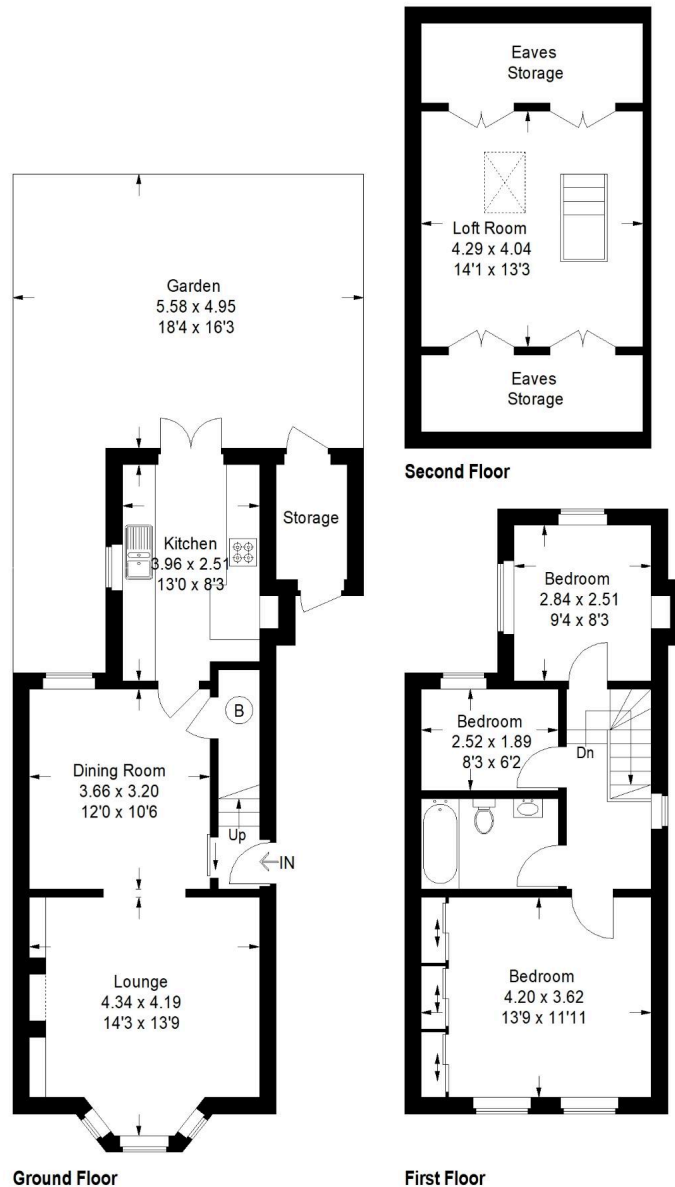


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