

4, Gaynesford Road, SE23 2UQ · 4 bedroom House

£1,100,000



ALPS Estates Ltd trading as Pickwick Estates

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

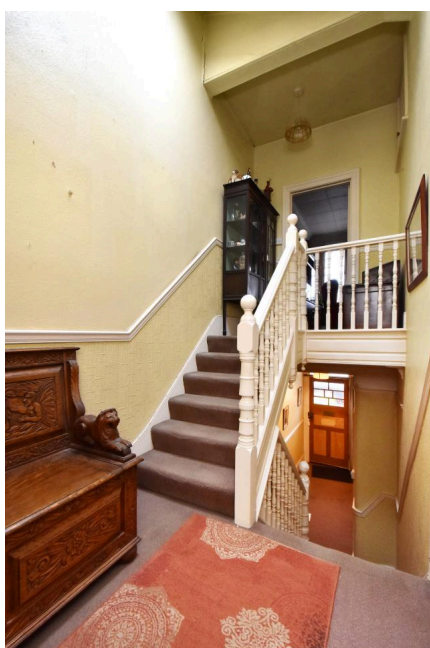
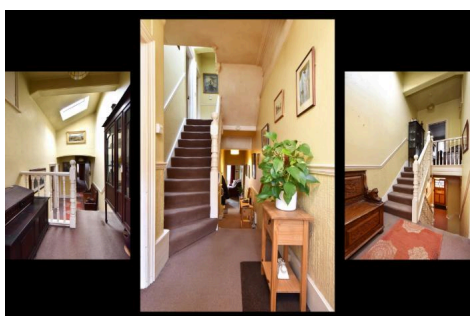
[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4625/SE232UQ\\_gaynesford-road.htm](http://pickwickestates.com/detail/4625/SE232UQ_gaynesford-road.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.*

4, Gaynesford Road, SE23 2UQ · 4 bedroom House

£1,100,000



## Property description



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4625/SE232UQ\\_gaynesford-road.htm](http://pickwickestates.com/detail/4625/SE232UQ_gaynesford-road.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.*

4, Gaynesford Road, SE23 2UQ · 4 bedroom House

£1,100,000

Offered to the market for the first time in over 60 years, this substantial four-bedroom, three-reception room semi-detached "Christmas" house requires updating throughout and boasts a SOUTH-facing 60ft private rear garden. The property is located on Gaynesford Road, a quiet residential street within the Perry Vale and Christmas Estate Conservation Area in the heart of Forest Hill.

The houses on this street were built by renowned local builder Edward Christmas, celebrated for his Art Nouveau style between 1901-1930, with a strong focus on Arts and Crafts detailing and the creative use of texture.

Spanning over 1,800 sq. ft., this sizeable family home retains many period features and offers huge potential to renovate and extend. The property has excellent kerb appeal, with exposed red brickwork, original windows, and a hedged front garden with a pathway leading to an ornate arched porch.

#### Ground Floor

A grand entrance hall greets you, with high ceilings, decorative cornicing, and a beautifully crafted original staircase. Beneath is access to a cellar with good head height, providing valuable additional storage.

There are three reception rooms on this floor:

A generous front room with high ceilings and a large bay window flooding the space with natural light.

A central reception (formerly the scullery) with an original fitted cupboard and window to the side return.

A rear reception with dual-aspect windows, ornate arched woodwork around the fireplace, and double-glazed bay doors opening directly onto the garden.

The kitchen sits centrally and, while requiring modernisation, is fully functional and benefits from direct access to the side return.

#### Garden

The south-facing rear garden is a true suntrap, measuring approximately 60ft (18m) by 23ft (7m). A patio area wraps around the side return, leading onto a lawn bordered by mature shrubs and trees. The side return also provides practical access to the front of the house and includes an external storage cupboard.

#### First Floor

Upstairs, four bedrooms and a family bathroom are arranged around a spacious landing:

The principal bedroom spans the full width of the house (almost 19ft) and features a large bay sash window and high ceilings.

A second generous double with feature fireplace and sash window.

A third large double at the rear with a bay window overlooking the garden.

A fourth, smaller single bedroom.

A family bathroom sits adjacent to a separate WC, which could easily be combined to create a larger bathroom.

#### Location

Gaynesford Road is ideally positioned within walking distance of both Forest Hill station (0.5 miles) and Sydenham station (0.62 miles), providing efficient Overground and mainline services into Central London and beyond. Regular bus routes also serve the area. Forest Hill and Sydenham high streets are nearby, offering an excellent range of shops, cafés, and restaurants, while Mayow Park and other green spaces are within easy reach. A variety of highly regarded local schools are also close by.



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4625/SE232UQ\\_gaynesford-road.htm](http://pickwickestates.com/detail/4625/SE232UQ_gaynesford-road.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.*



4, Gaynesford Road, SE23 2UQ · 4 bedroom House

£1,100,000

## Property features

- Rarely available – first time on market in 60+ years
- Substantial 4-bed, 3-reception semi-detached home
- Over 1,800 sq. ft. of versatile living space
- Built by Edward Christmas – Arts & Crafts detailing
- Retains original period features throughout
- Grand hallway, elegant staircase & cellar storage
- Spacious 19ft principal bedroom with bay window
- 60ft south-facing garden with patio & lawn
- Huge potential to renovate and extend
- Sought-after Forest Hill / Sydenham location near stations, parks & schools



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4625/SE232UQ\\_gaynesford-road.htm](http://pickwickestates.com/detail/4625/SE232UQ_gaynesford-road.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.*

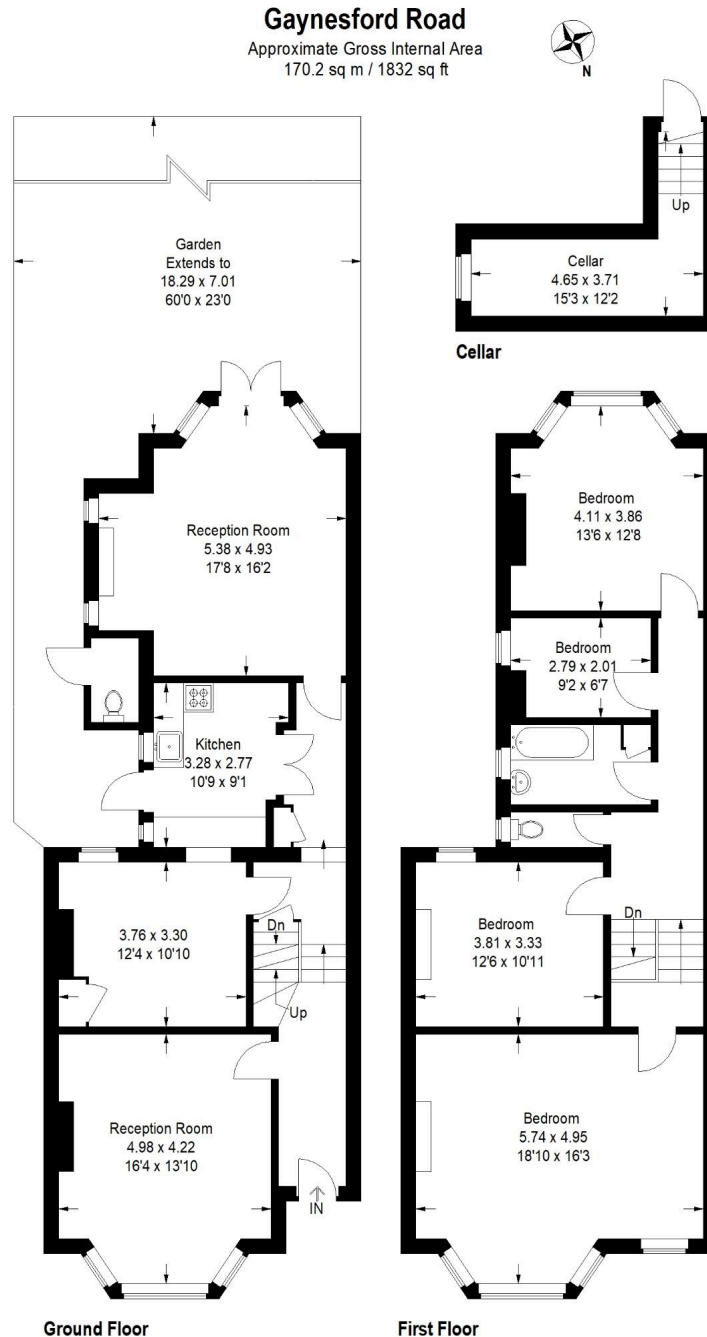


Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4625/SE232UQ\\_gaynesford-road.htm](http://pickwickestates.com/detail/4625/SE232UQ_gaynesford-road.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.*