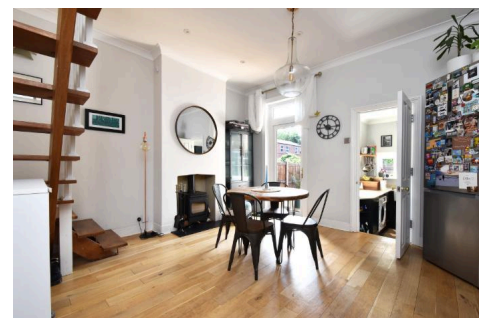


101 , Bovill Road, SE23 1EL · 3 bedroom House

£800,000



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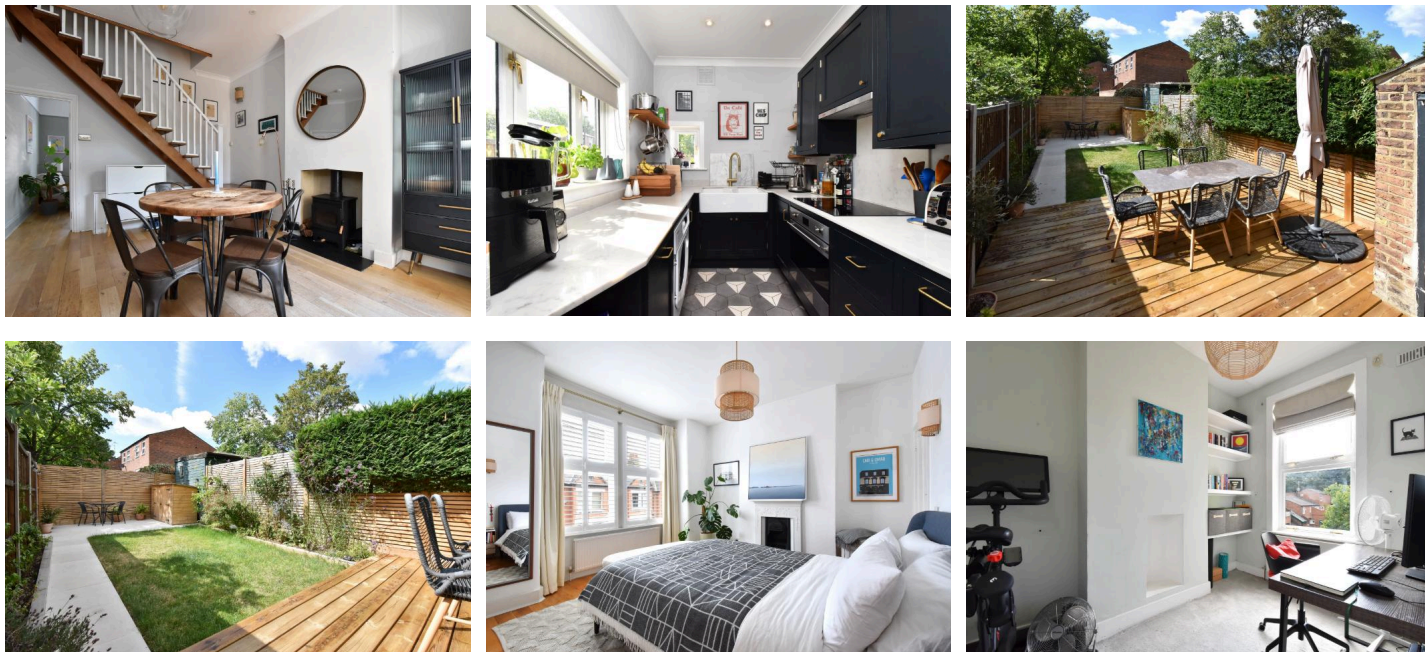
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£800,000



Property description

A charming three-bedroom Victorian freehold half house, tastefully decorated throughout, with a beautifully landscaped south-facing rear garden and double glazing. Located on a quiet residential street, just a short walk from both Honor Oak Park and Forest Hill rail stations.

The house boasts an imposing red brick façade with period detailing and double-glazed windows. It is set back from the street by a front garden enclosed by a wooden fence. Inside, the ground floor features two reception rooms—one at the front and one at the back—both with solid oak flooring.

The front reception room is a cosy formal living space with high ceilings, ornate cornicing, a Victorian fireplace, bespoke built-in shelving and cupboards in the alcoves, and a large square bay window that floods the room with natural light. The rear reception is open-plan and ideal for entertaining, featuring a wood burner set into the chimney for winter warmth, and a double-glazed patio door leading to the garden via the side return. A stylish floating wooden staircase adds a unique design feature and enhances the sense of space.

A doorway leads to the kitchen, which has been beautifully modernised in recent years. It includes bespoke cabinetry, integrated appliances, a white quartz worktop with a double butler sink, brass fittings, and a sleek contemporary finish. Two windows overlook the garden and side return, bringing in ample natural light.



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The recently landscaped south-facing rear garden is a suntrap and perfect for outdoor entertaining. Nearest the house is a raised wood raised deck—ideal for alfresco dining—followed by a lush green lawn bordered by a sandstone path and mature plants and shrubs. At the far end, a sandstone patio offers a shaded area. A brick outbuilding, formerly the privy, remains operational but is currently used as storage. There's also a garden shed for tools and equipment.

The main bedroom occupies the full width at the front of the house and features original wooden flooring, a built-in wardrobe, a pretty feature fireplace, and a large square bay window that fills the space with light.

Next door is the second bedroom, currently used as a study, which could also serve well as a nursery or child's bedroom. A double-glazed window looks out over the garden.

To the rear of the property is a generous and luxurious shower room, styled in a modern design with his-and-hers sinks, brass fittings, marble floor tiles, a heated towel rail, and a large walk-in shower. A partially frosted sash window allows for excellent light and ventilation.

The loft has been converted into a bright and spacious double bedroom with a family bathroom. Skylights at the front and a rear window keep the room bright and airy. It has carpeted flooring, bespoke joinery shelving and under-eaves storage.

The bathroom has been sympathetically styled in keeping with the Victorian character of the home, with a traditional washbasin, a roll-top bath with an overhead shower, and marble-tiled floors. The toilet sits neatly beside a heated towel rail beneath a window offering pleasant rooftop views.

Bovill Road is just a 5-minute walk from Honor Oak Park station, with fast services to London Bridge (around 15 minutes) and London Overground trains to Shoreditch and Highbury & Islington. Crofton Park station (approximately 15 minutes' walk) provides Thameslink services to Blackfriars, Farringdon, and King's Cross.

The popular high street at Honor Oak Park offers a vibrant selection of independent shops, cafés, bars, a deli, and several highly rated restaurants. A short walk in the other direction brings you to Forest Hill, home to more pubs, eateries, independent shops, and a well-regarded gym and swimming pool.

Nearby green spaces include Blythe Hill Fields, One Tree Hill, and Horniman Gardens—all offering spectacular views over the London skyline.



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101 , Bovill Road, SE23 1EL · 3 bedroom House

£800,000

Property features

- Charming three-bedroom Victorian freehold half house, tastefully decorated throughout
- Beautifully landscaped south-facing rear garden with hardwood decking, lawn, and patio
- Two spacious reception rooms with solid oak flooring, Victorian fireplace, and wood burner
- Stylish modern kitchen with bespoke units, quartz worktops, double butler sink, and brass fittings
- Converted loft providing a bright double bedroom and Victorian-style bathroom with roll-top bath
- Luxurious family shower room with his-and-hers sinks, marble flooring, and walk-in shower
- Main bedroom with original wood floors, built-in wardrobe, feature fireplace, and bay window
- Double glazing throughout and attractive red brick façade with period detailing
- Excellent transport links: 5 mins to Honor Oak Park station (London Bridge & Overground)
- Close to local amenities, great selection of schools and green spaces



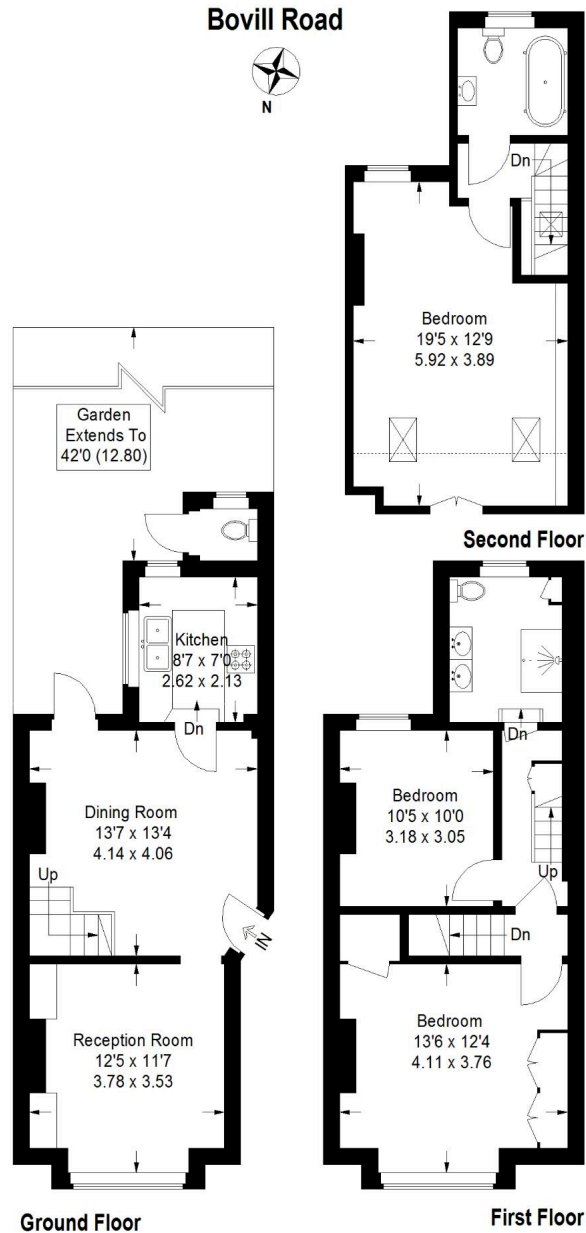
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