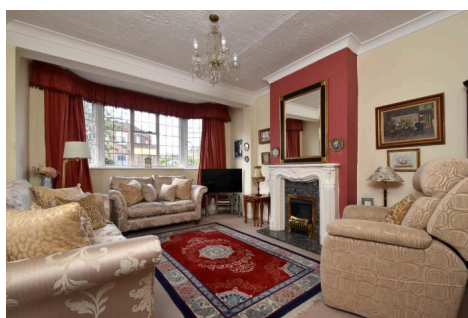


174 , Brockley Rise, SE23 1NW · 3 bedroom House

£750,000



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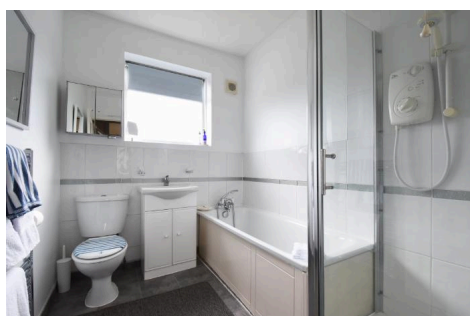
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Property description

Chain-Free 3-Bedroom Family Home with a generous private rear Garden and lovely views over playing fields – Prime Honor Oak Park Location

Offered to the market chain free and ready for someone to make their own, this charming three-bedroom family home enjoys a sunny south-facing rear garden and is ideally located on a quiet, sought-after residential street in the heart of Honor Oak Park. The property benefits from excellent potential to extend or renovate (subject to planning).

Exterior & Approach

The house has an attractive façade with bay windows on both floors and original led glass windows. A pretty front garden provides privacy from the street, with a path leading to a welcoming porch.

Ground Floor

A wide entrance hallway with handy under-stairs storage leads to two elegant reception rooms.

The front reception room is flooded with natural light through its large bay window, also benefiting from a feature fireplace.



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The rear reception room opens directly onto the garden via double-glazed sliding doors.

The galley kitchen is fitted with cabinetry and worktops on both sides, with a patio door leading to the garden. Many neighbouring homes have opened this space into the rear reception to create a spacious open-plan kitchen/dining area, and there is scope to extend into the garden (STPP).

Garden

The delightful garden measures a generous 63ft (almost 20m). A patio area near the house leads up to a lawn framed by mature plants and shrubs. A garage sits at the rear with access from a rear lane, offering useful storage for garden tools and rear access.

First Floor

Upstairs are three well-proportioned bedrooms:

A generous front-facing double bedroom with a nice bay window overlooking the front garden.

A single bedroom to the front would make a good study or nursery.

Another good size double bedroom at the rear, with lovely views over the garden and King College playing fields to the rear.

The spacious bathroom is partially tiled, benefiting from a separate walk-in shower enclosure, as well as a bath, accompanied by a toilet and wash hand basin with vanity unit below. A frosted window offers natural light and ventilation.

The loft offers excellent storage and potential for conversion (STPP).

Location

Brockley Rise is one of Honor Oak Park's most desirable residential streets, popular with families for its peaceful feel and proximity to highly rated primary schools such as Stillness and Dalmain. Honor Oak Park station is just moments away, offering quick services to London Bridge and Overground connections, while nearby Crofton Park station provides Thameslink services to Blackfriars, Farringdon and King's Cross.

The vibrant high street offers an array of cafes, restaurants, bars, independent shops and a Sainsbury's Local, while green open spaces such as One Tree Hill, Blythe Hill Fields, and the Horniman Gardens are all within easy reach.



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Property features

- 3 bedroom 1930's mid terrace family home
- 63 ft private rear garden with a garage
- Separate kitchen
- Front reception room
- Rear dining room
- Family bathroom
- Offering lots of potential to extend STTP
- Lovely far reaching views over Kings College playing fields
- Close to highly rated schools
- Close to Honor Oak Park and Crfoton Park stations



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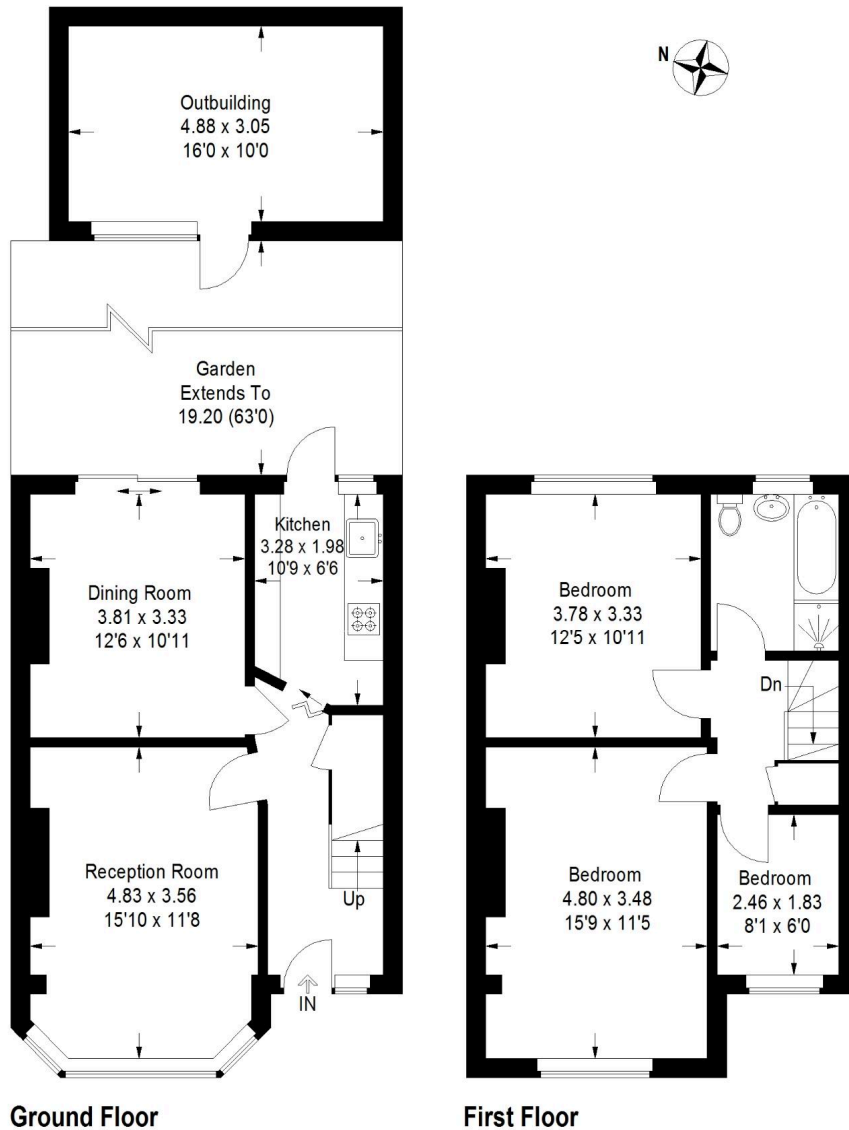
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Brockley Rise



Approximate Gross Internal Area
91.8 sq m / 988 sq ft
Outbuilding = 15.1 sq m / 163 sq ft
Total = 106.9 sq m / 1151 sq ft

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



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