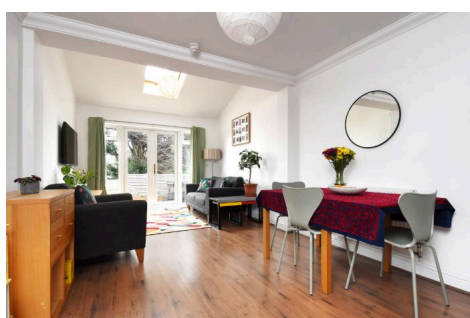


58 , St Germans Road, SE23 1RX · 4 bedroom House

£700,000



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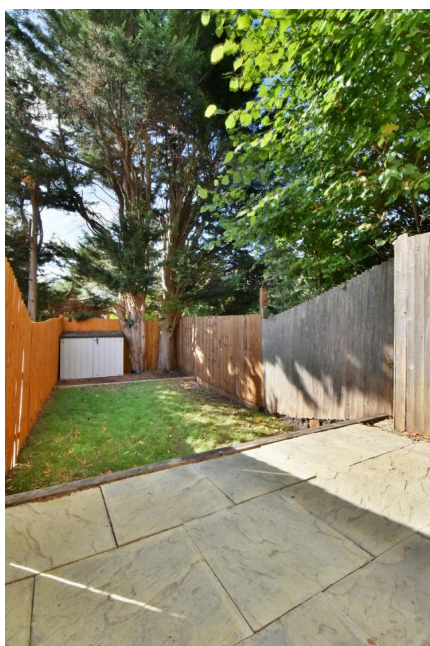
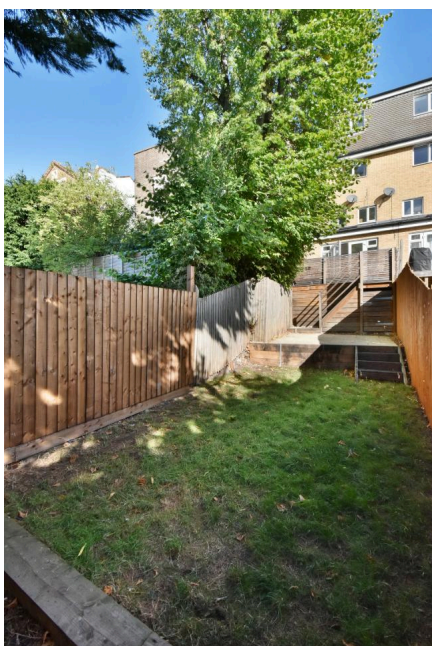
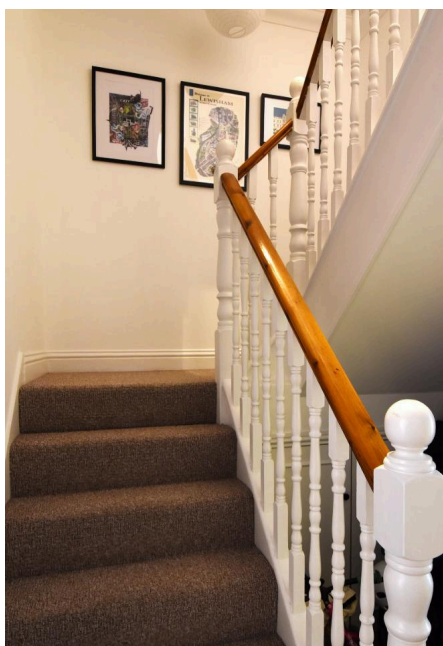
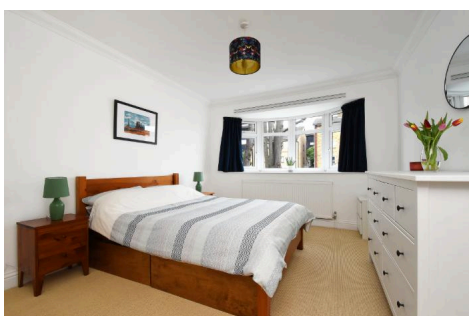
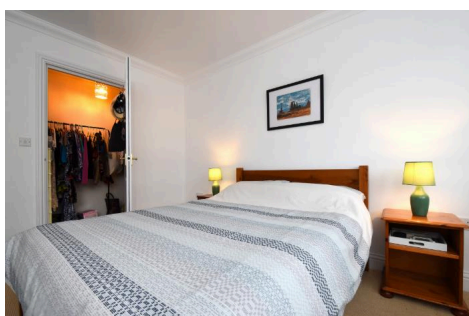
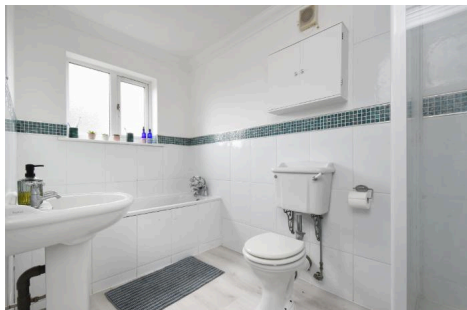
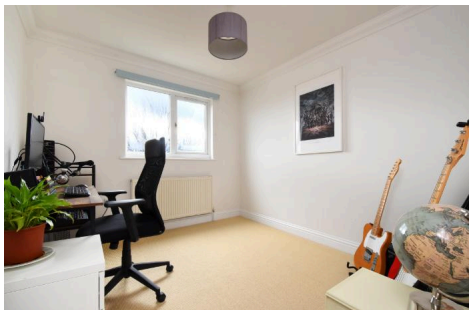
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These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Property description

An extensive 4-bedroom, semi-detached family home, offering 1589 sqft over four floors, two bathrooms, a private south facing rear garden and off-street parking. Built circa 2000 this modern family home has so much to offer!

Upon approach the pair of semi-detached houses have a nice kerb appeal, set well back from the street by a large shared front driveway.

Upon entry there is a long entrance hall that offers plenty of storage beneath the stairs as well as a separate guest toilet.

At the front of the house is the kitchen that was fitted last year with plenty of white wall and base mounted units, housing an integrated oven with induction hob and a sink that sits neatly beneath the front window. There is also plenty of worktop space with stylish white metro tiled splash backs and space for a washing machine, dishwasher and fridge freezer.

At the rear of the house there is a spacious reception room that has ample space for a dining area and a living area. The rear part of this room has a vaulted ceiling with a skylight above that gives an airy feel along with plenty of natural light combined with the French doors that lead to the garden.

Nearest to the house is a raised deck from the long area, a sun trap thanks to the southerly facing aspect and ideal for al fresco



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dining in the warmer months. Steps lead down to another patio area that is tiers down to an extended lawn. At the far end of the garden there are some mature trees and space for a storage shed.

On the upper three floors are the bedrooms and bathrooms that service the house.

The first-floor front bedroom is a versatile space and could also be used as a second reception room thanks to its generous size and bay window to the front.

To the rear of this floor there is an office/study room that looks out to the rear garden.

Next to this is the family bathroom which benefits from a walk-in shower enclosure as well as a separate bath, a toilet and wash hand basin. A frosted window to the rear offers natural light and ventilation.

The second floor has a large principal bedroom that has a bay window to the front and a walk-in wardrobe.

Also on this floor is a good size double bedroom that has lovely far-reaching southerly views towards Kent and Surrey.

The third floor makes a great guest suite as there is a good size double bedroom to the rear with amazing views and a bathroom to the front that services this floor. There is also lots of additional storage in the eaves and the loft space.

St Germans Road is within easy walking distance of a number of excellent local pubs and restaurants as well as access to a selection of outstanding schools and nurseries with a health centre at the end of the road and a number of local parks such as the popular Blythe Hill Fields with panoramic London views. It is a 10/15 minute walk to one of the four local mainline stations at Forest Hill, Honor Oak Park, Catford & Catford Bridge, with trains to Charing Cross, London Bridge, Gatwick and Blackfriars etc. Forest Hill and Honor Oak Park stations also benefit from the Overground service with train services to nearly every part of London.



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Property features

- Modern four-bedroom semi-detached family home
- Spanning 1,589 sq ft across four floors
- Two bathrooms plus a guest WC
- Bright newly fitted kitchen with modern fittings & integrated oven
- Spacious reception room with vaulted ceiling & skylight
- Landscaped south-facing garden with deck, patio & lawn
- Versatile first-floor bedroom / second reception room
- Principal bedroom with bay window & fitted wardrobes
- Top-floor guest suite with bedroom, bathroom & eaves storage
- Excellent location near parks, schools & four mainline/Overground stations



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St Germans Road

Approximate Gross Internal Area
147.6 sq m / 1589 sq ft

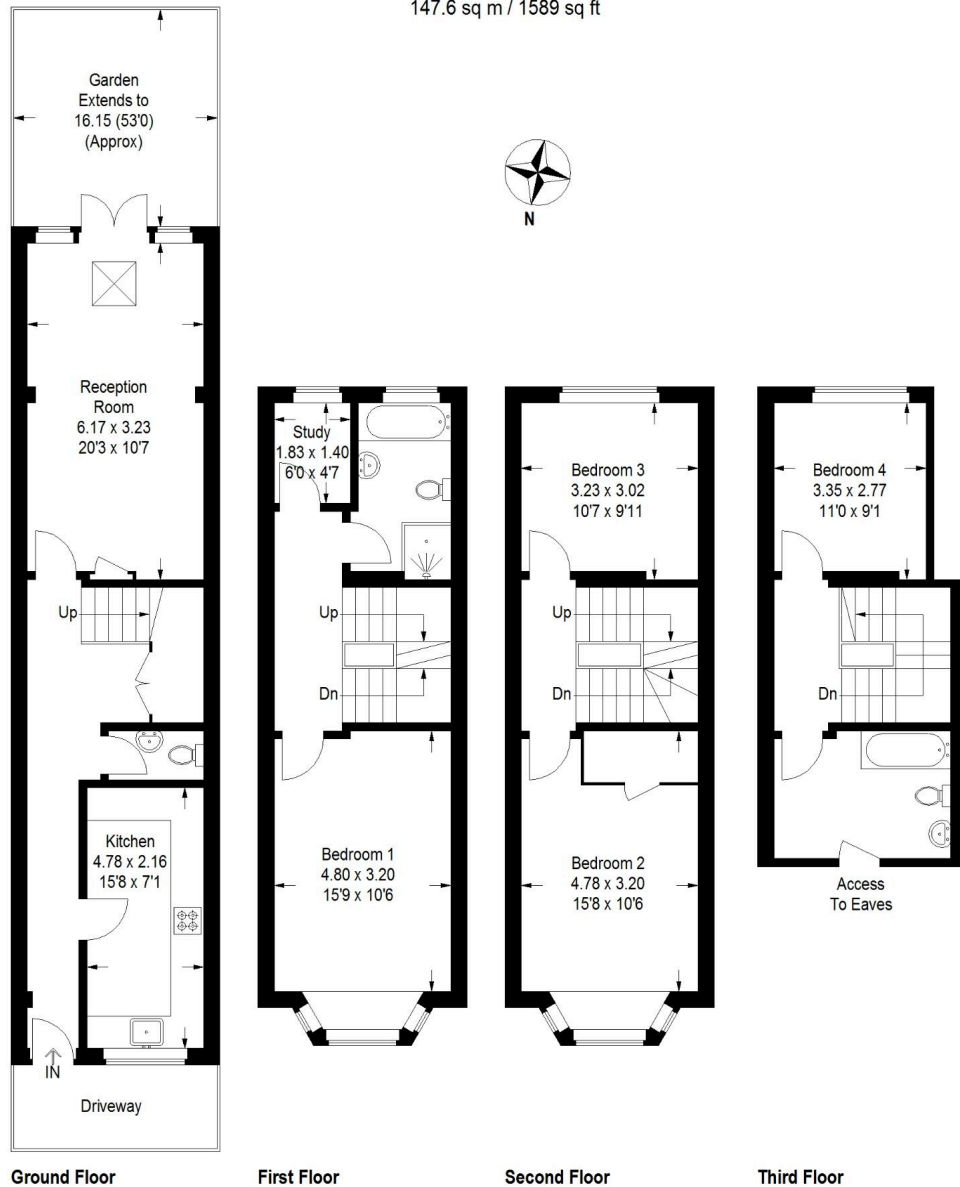


Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



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