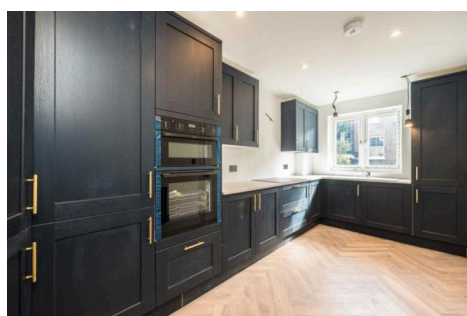


9, Blythe Hill Lane, SE6 4UH · 3 bedroom House

£700,000



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

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Property description

CASH BUYERS ONLY! This modern new build house is a recently refurbished and stylish three-bedroom, two-bathroom detached family home, positioned on a quiet residential street ideally located between Forest Hill, Honor Oak Park and Catford.

Offered to the market chain free, the property provides an impressive 1,215 sq ft (113 sqm) of bright and well-proportioned living space. While a few finishing touches remain, the majority of the refurbishment work has already been completed, offering buyers an excellent opportunity to move into a modern home and personalise the final details to their own taste.

Set back from the street behind a paved driveway, the house has an attractive and welcoming frontage. Upon entering, you are greeted by a central hallway with wood-effect flooring that runs throughout the ground floor, creating a cohesive and contemporary feel.

To the left of the hallway is a sleek ground floor shower room, featuring a walk-in enclosure, WC and wash hand basin with modern fittings.

Opposite sits the well-appointed kitchen, offering ample worktop space, a range of fitted cabinets and integrated appliances, making it both practical and stylish for everyday family living.

Spanning the entire width of the rear of the property is a large and bright reception room, an ideal space for relaxing or entertaining. Bi-fold doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living.

The private rear garden is a generous size, mainly laid to lawn and enclosed by fencing, providing a safe and versatile space for children, gardening enthusiasts or summer entertaining.

Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom that would work perfectly as a nursery,



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guest room or home office, and a luxurious family bathroom. The bathroom has been thoughtfully designed with a freestanding bath, his-and-her basins, a contemporary WC and stylish fittings that create a modern spa-like feel.

The house is ideally positioned just moments from the green open spaces of Blythe Hill Fields, a much-loved local park that hosts the area's popular annual festival and offers panoramic views across London.

There is also a strong sense of community on the street, with residents forming a welcoming and diverse multi-generational neighbourhood. Neighbours regularly connect through email and WhatsApp groups, share tools and advice, and support one another with childcare and local events.

Transport links are excellent, with Honor Oak Park Station (0.67 miles), Catford Bridge Station (0.34 miles) and Crofton Park Station (0.8 miles) all within easy reach, providing convenient access into central London and beyond.

The property is also well placed for a number of highly regarded primary and secondary schools, making it particularly attractive for families.

At the bottom of the lane sits the much-loved Blythe Hill Tavern, an award-winning Irish pub known for its lively atmosphere, pop-up food stalls, live music and family-friendly garden with a playground. The nearby neighbourhood centres of Crofton Park, Honor Oak Park and Catford offer a variety of independent shops, restaurants, cafés and everyday amenities.

Combining space, modern living and a strong community feel, this detached home represents a wonderful opportunity for buyers seeking a comfortable family house in a well-connected and vibrant part of South East London.

Property features

- This modern new build house is a modern three bedroom, DETACHED family home,
- Private rear garden
- Recently renovated
- Two modern luxurious bathrooms
- Bright and spacious reception room with bifold doors to the garden
- Stylish moderns kitchen with integrated appliances
- Double glazing throughout
- Well insulated
- Conveniently located between Forest Hill, Honor Oak Park and Catford
- Close to stations, good bus routes, Blythe Hill Fields, amenities and schools



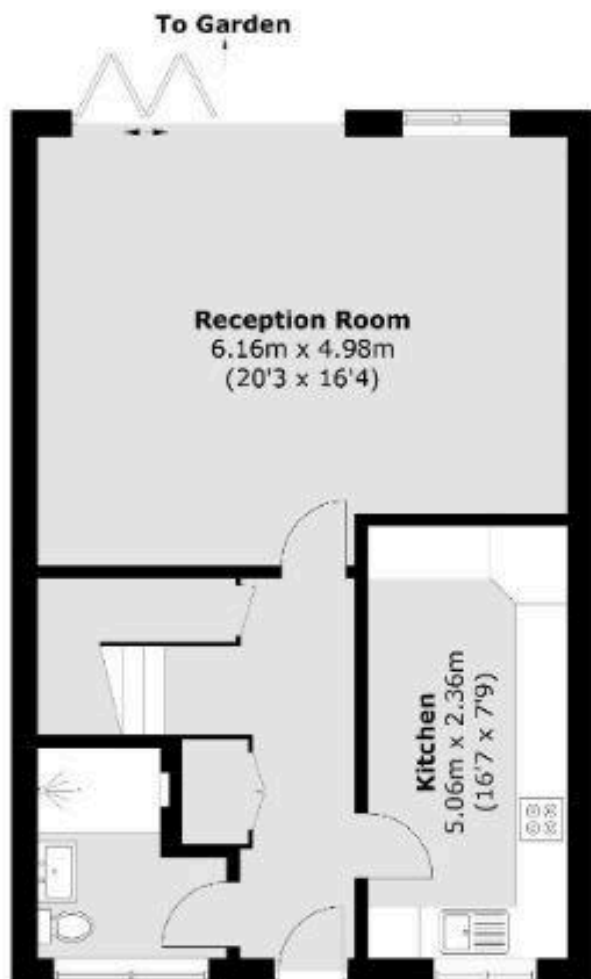
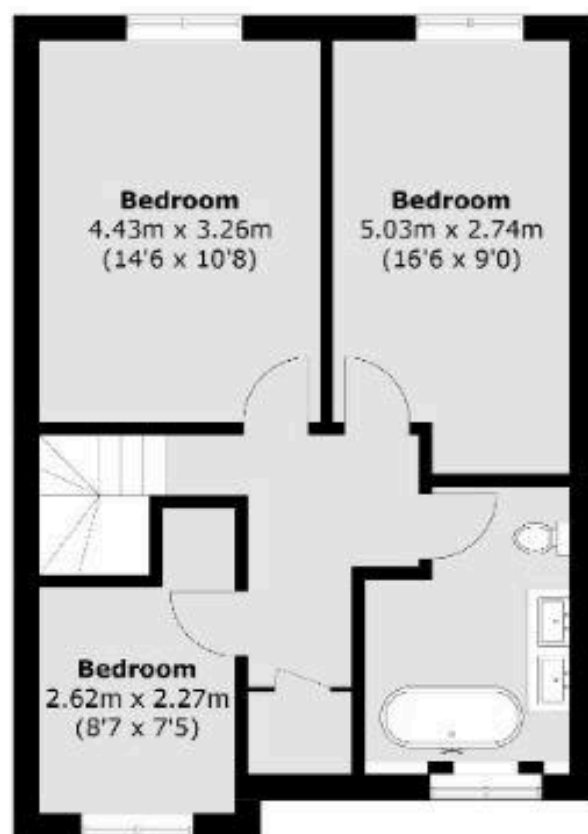
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**Ground Floor****First Floor**

Total area (approx.): 112.9 sq. m (1,215.3 sq. ft)



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