

56, Boveney Road , SE23 3NN · 3 bedroom House

£975,000



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4718/SE233NN_boveney-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.

56, Boveney Road , SE23 3NN · 3 bedroom House

£975,000



Property description



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4718/SE233NN_boveney-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.

56, Boveney Road , SE23 3NN · 3 bedroom House

£975,000

An utterly charming and rarely available opportunity to acquire this impressive three double bedroom 1930s semi-detached family home, enviably positioned on a generous corner plot along a quiet, tree-lined street in the heart of Honor Oak Park.

Rich in period character and charm, the property benefits from a wide south-east facing private rear garden, a separate garage, and well-proportioned accommodation throughout including a spacious reception room, kitchen/dining room, conservatory, and family bathroom.

On approach, the house presents an attractive Arts and Crafts façade, set back from the street behind a substantial wraparound front garden bordered by mature planting, with useful side access leading through to the rear. The property's corner position enhances both privacy and natural light, while also allowing access to a detached garage at the rear.

The welcoming entrance hall is generously sized—ideal for family living—with ample space for coats, shoes, and everyday essentials. Original exposed wooden floorboards run seamlessly through the ground floor, complemented by a large understairs storage cupboard.

To the front, the elegant reception room features high ceilings, bespoke shelving within the chimney breast alcoves, and a striking bay window with original stained glass. Owing to its corner position, the room enjoys dual-aspect stained glass windows flanking an ornate fireplace, creating a particularly bright and characterful living space.

To the rear, the kitchen/dining room spans the full width of the house and provides an excellent setting for both everyday family life and entertaining. Retaining further stained glass detailing within the French doors, the room also benefits from high ceilings and original wood flooring, with doors leading through to the conservatory and out to the garden.

The kitchen is set just off the dining area through a wide arched opening, with dual-aspect windows allowing for an abundance of natural light. Fitted in an L-shape, it offers ample worktop space and cabinetry, complemented by tiled flooring and splashbacks, with an additional doorway providing convenient access back to the entrance hall.

The wooden-framed conservatory is a bright and versatile extension of the living space, enjoying delightful views over the mature south-east facing garden, which measures approximately 53ft by 30ft (16mx9m). A patio area sits closest to the house, ideal for outdoor dining, leading onto a lawn bordered by established plants, shrubs, and trees. A pathway runs to the side, providing access to the rear of the garden and the brick-built garage, which is also accessible from the street. Thanks to its unique corner position, the garden enjoys sunlight throughout the day, from morning through to late afternoon.

Upstairs, a spacious landing is illuminated by a beautiful stained-glass window within the stairwell, casting natural light into the centre of the home.



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4718/SE233NN_boveney-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.

56, Boveney Road , SE23 3NN · 3 bedroom House

£975,000

There are three well-proportioned double bedrooms, all retaining period features including high ceilings and stained-glass detailing. The principal bedroom is particularly impressive, featuring a curved bay window mirroring the reception room below.

The family bathroom has been tastefully styled in a classic monochrome palette, in keeping with the home's character, and includes a separate bath, large shower enclosure with glass brick wall, and wash hand basin. A frosted window provides natural light and ventilation, while the WC is positioned separately alongside a generous airing cupboard.

The property also offers exciting potential to extend into the loft (subject to the usual planning permissions), presenting an excellent opportunity to further increase living space and long-term value.

Perfectly located on Boveney Road, the property is within 300 metres of Honor Oak Park station, offering swift National Rail connections to London Bridge (approximately 8 minutes) as well as London Overground services to Shoreditch and Highbury & Islington.

The area is renowned for its strong sense of community, with local residents on Boveney and Hengrave Road (affectionately known as "Henbo") hosting popular street events including summer parties and seasonal celebrations.

Honor Oak Park's vibrant high street offers an excellent selection of independent cafés, shops, bars, and restaurants, while nearby Forest Hill provides further amenities including a leisure centre with swimming pool.

There is an abundance of nearby green spaces including One Tree Hill, Horniman Gardens and the Horniman Museum, Blythe Hill Fields, Brenchley Gardens, and Peckham Rye Park, all offering expansive green space and stunning views across London.

The property is also well placed for a number of highly regarded schools, including Fairlawn Primary School, Horniman Primary School, and St Dunstan's College.



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4718/SE233NN_boveney-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.

56, Boveney Road , SE23 3NN · 3 bedroom House

£975,000

Property features

- Impressive three double bedroom 1930s semi-detached family home
- Enviably positioned on a generous corner plot along a quiet, tree-lined residential street
- Wide south-east facing private rear garden - 53ft by 30ft (16mx9m)
- Detached brick built separate garage with access from the garden and the street
- Welcoming generous entrance hallway
- Charming reception room with original features and stain glass windows
- Full width kitchen dining room and a conservatory
- Family bathroom with shower and bath
- Close to a selection of highly rated schools and green open spaces
- Close to amenities of Honor Oak Park with its Overground station and plenty of amenities



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4718/SE233NN_boveney-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.



56, Boveney Road, SE23 3NN · 3 bedroom House

£975,000

Boveney Road



Approximate Gross Internal Area (Including Garage)
145.5 sq m / 1566 sq ft
(Excluding Garage)
125.2 sq m / 1348 sq ft

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 · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4718/SE233NN_boveney-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.