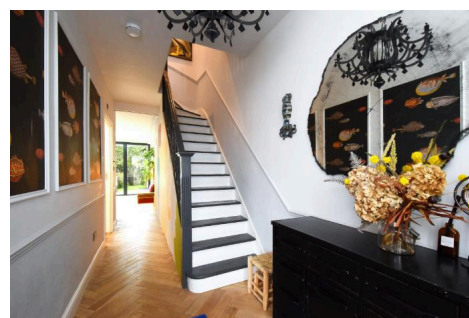


14, Loxton Road , SE23 2ET · 3 bedroom House

£900,000



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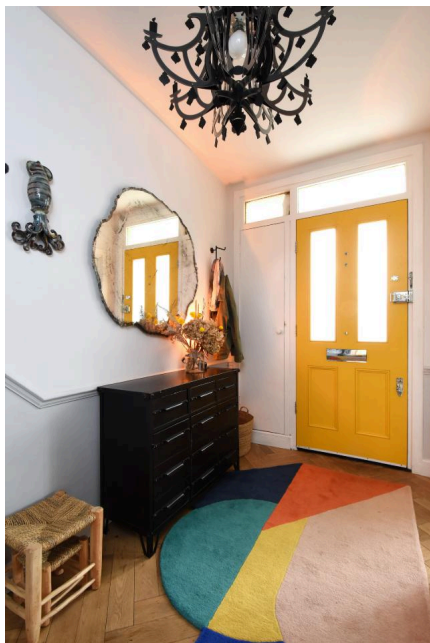
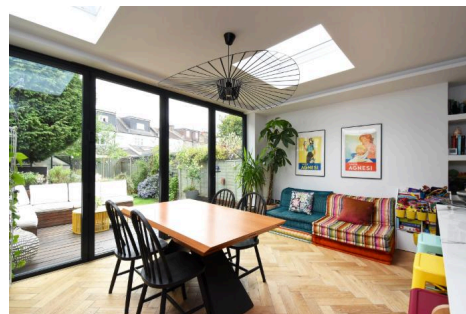
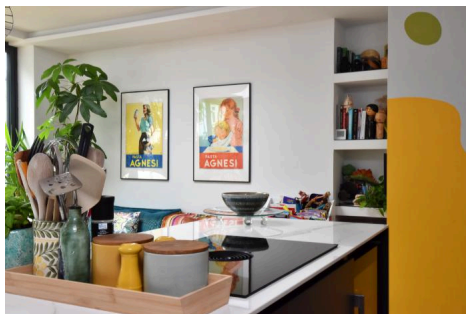
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## Property description

An impeccable, interior design-led three-bedroom, two-bathroom family home, finished to an exceptional standard throughout and quietly positioned on a desirable residential street in the heart of Forest Hill.

Having undergone a comprehensive and meticulous renovation in 2020-2021, this outstanding home offers a seamless blend of contemporary sophistication and practical family living. Every element has been thoughtfully considered, from the installation of dual-zone underfloor heating throughout (eliminating the need for radiators) to the carefully curated lighting design, with integrated LED mood and feature lighting enhancing the ambiance in almost every room. A fully integrated surround sound system further elevates the living experience across the principal spaces.

Set back from the street, the property is approached via a charming walled and gated front garden, complete with a traditional black and white tessellated pathway leading to a newly installed front door with a high-security Banham lock.

The generous entrance hallway immediately sets the tone, featuring elegant engineered parquet flooring that flows seamlessly throughout the ground floor. Cleverly designed bespoke storage is incorporated beneath the staircase, including a substantial utility and service area that extends into the kitchen.

To the rear, a breathtaking kitchen extension forms the true heart of the home. Flooded with natural light from two large



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skylights and expansive floor-to-ceiling bifold doors, this space opens directly onto a beautifully landscaped, south-facing garden—perfect for both everyday living and entertaining.

The kitchen itself is a statement in design and quality, supplied by Arrital, a premium Italian manufacturer. It features bespoke matte charcoal cabinetry, an integrated pantry, and striking marble-effect ceramic worktops. A central island with breakfast bar seating houses an induction hob with a sleek built-in Bora extractor, alongside space for a large wine fridge beneath. A full suite of integrated Miele appliances—including oven, dishwasher, and full-height fridge—completes this exceptional space.

A stylish and contemporary ground floor wet room offers a rainfall shower, WC, and wash hand basin, finished with high-quality fittings and ambient LED lighting.

To the front, a refined yet cosy reception room features integrated sound, and discreet LED-lit coving, ideal for movie nights! While a large square bay window overlooks the front garden and fills the space with natural light.

Upstairs, three well-proportioned bedrooms continue the home's design-led approach. The principal bedroom benefits from fitted wardrobes set into the alcoves, while the additional bedrooms offer flexibility, with freestanding and wall-mounted storage options available by separate negotiation.

The family bathroom is beautifully appointed, featuring bespoke storage and high-quality Italian vanity units, complemented by matte black fittings and integrated ceiling speakers.

Further benefits include fully replaced double-glazed windows throughout (installed during the renovation), a complete electrical rewire with NICEIC certification, and thoughtfully integrated storage solutions across the home, including a bespoke pantry and dedicated laundry area.

Externally, the south-facing rear garden is a true highlight—beautifully landscaped with a timber deck, seating area, mature planting, and additional features including a greenhouse and children's playhouse. The front garden mirrors the home's attention to detail, with its Victorian-style tiled pathway, white gravel, and useful storage shed.

The property enjoys a peaceful setting with a strong sense of community, surrounded by like-minded families and notably quiet, respectful neighbours—offering an ideal environment for family life.

Conveniently located within easy reach of excellent local schools, transport links, and the vibrant amenities of Forest Hill, as well as the open green spaces of Horniman Gardens and Blythe Hill Fields, this exceptional home represents a rare opportunity to



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acquire a turnkey property of genuine quality and style.

## Property features

- Interior design-led three-bedroom family home, finished to an exceptional standard
- Stunning kitchen extension
- South facing landscaped rear garden
- Ingenious storage spaces including a pantry and utility room
- Underfloor heating and double glazing throughout
- Two luxurious bathrooms
- Stylish reception room
- LED lighting and surround sound speakers throughout
- Close to Forest Hill station and local amenities
- Close to a good selection of schools and green open spaces



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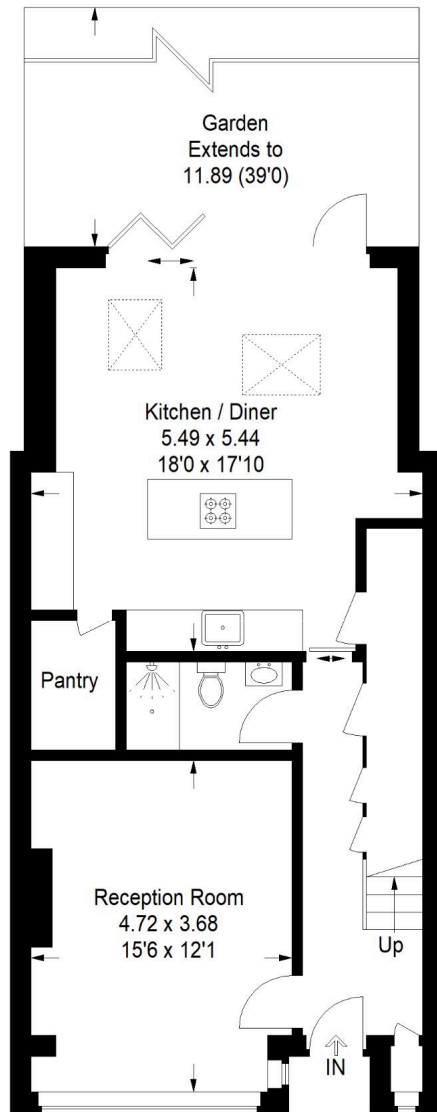
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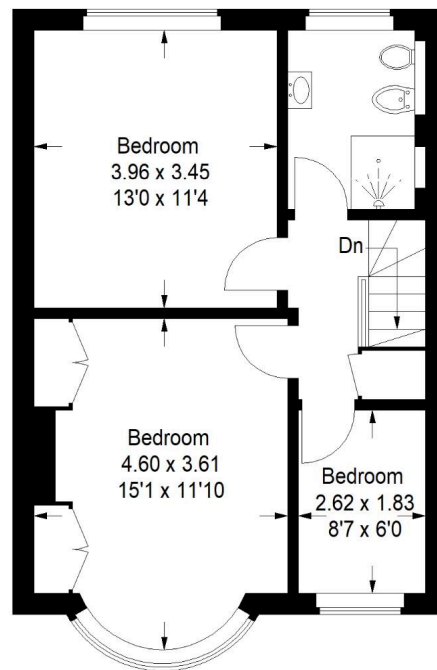
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## Loxton Road



Ground Floor



First Floor

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

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



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