

47, Farren Road , SE23 2DZ · 2 bedroom Flat

£650,000



ALPS Estates Ltd trading as Pickwick Estates

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

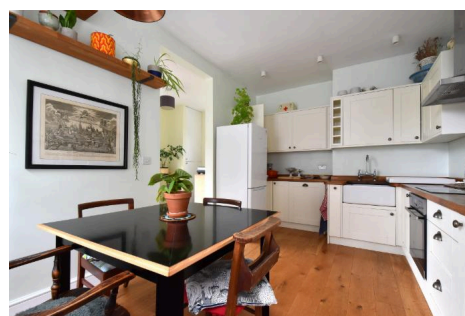
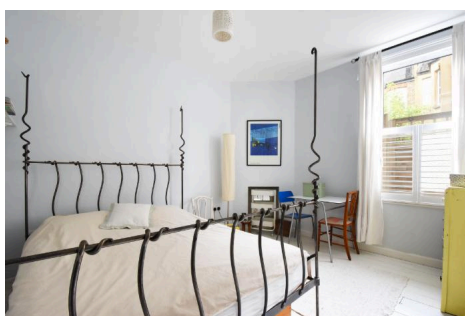
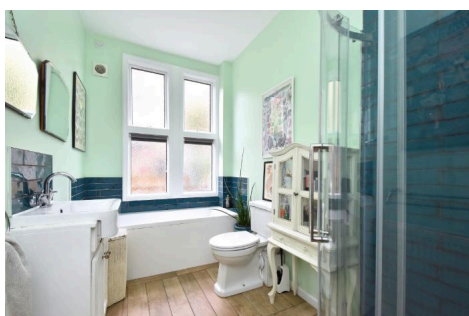
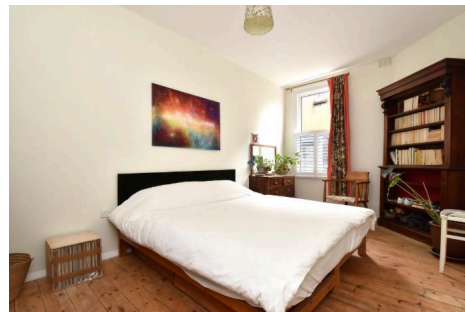
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Property description



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Occupying the entire ground floor of an attractive end-of-terrace Victorian house, this exceptionally spacious two double bedroom garden maisonette offers 1,109 sq ft of beautifully presented accommodation, together with a stunning landscaped rear garden measuring approximately 74 ft and a private front garden with side return access.

Offered to the market chain free and with a share of freehold, this charming home combines generous proportions, period character and excellent outdoor space in a highly sought-after residential setting.

The handsome building immediately impresses with its exposed red-brick façade, square bay window and attractive front garden enclosed by a low brick wall. A pathway leads to the private entrance, while a side return provides convenient access to the rear garden.

Upon entering, a long and welcoming hallway provides access to all principal rooms and benefits from a run of floor-to-ceiling storage cupboards, ideal for coats, household items and general storage. An attractive original stained-glass window at the far end of the hall serves as a reminder of the property's Victorian heritage.

To the front of the property is a magnificent reception room measuring approximately 5m x 5m. Rich in period charm, the room features original exposed floorboards, ornate corncicing, high ceilings, a feature fireplace with bespoke shelving and cupboards to the alcoves, and a large square bay window which floods the space with natural light.

Adjacent to the reception room is the principal bedroom, a generous double room with exposed wooden floorboards and a double-glazed window overlooking the side return.

Positioned centrally within the flat is a beautifully appointed family bathroom, fitted with a bath, separate shower enclosure, contemporary vanity unit and WC. Stylish blue metro wall tiles are complemented by wood-effect floor tiles, while a frosted side window provides natural light and ventilation. A large utility cupboard houses the washing machine and offers additional storage.

The second double bedroom is another well-proportioned room, featuring painted wooden floorboards, a charming feature fireplace and a window overlooking the side return.

The rear of the property is occupied by a superb open-plan kitchen and dining space, creating the perfect environment for both everyday family life and entertaining. The kitchen is fitted with an extensive range of wall and base units, solid wood worktops, a Butler sink, induction hob with extractor above, and integrated appliances including a tall fridge-freezer and dishwasher. Opposite, large windows overlook the side return and provide an ideal setting for a dining table.

Beyond the kitchen is a versatile additional living area, equally suited as a dining space, family room or children's play area. Large



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bi-folding doors open directly onto a raised sandstone patio, creating a seamless connection between the house and garden and providing the perfect spot for al fresco dining during the warmer months.

The garden has been thoughtfully landscaped to create a beautiful and tranquil outdoor retreat. Steps descend from the patio to a winding sandstone pathway bordered by a well-maintained lawn and mature planted beds. Further along, the garden opens into a richly planted area filled with an impressive variety of shrubs, perennials and seasonal planting, ensuring colour and interest throughout the year.

At the far end of the garden is a substantial insulated garden studio/workshop, complete with power and lighting, making it ideal as a home office, creative workspace, gym or hobby room. A rear gate provides useful access onto Como Road, perfect for cyclists and keen gardeners alike.

Farren Road is a much-loved residential street ideally positioned for the excellent amenities of Forest Hill. Forest Hill station is approximately 0.4 miles away, providing regular services to London Bridge, Victoria and the London Overground network, with direct links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington.

The area offers a fantastic selection of independent cafés, restaurants and local businesses, including St David Coffee House, The Signal, The Sylvan Post and a variety of popular eateries. Residents also benefit from convenient access to a Sainsbury's supermarket, Post Office, leisure centre and swimming pool.

The nearby Horniman Museum and Gardens hosts regular farmers' markets, family events and cultural attractions, while Honor Oak Park, Blythe Hill Fields and Sydenham Woods provide an abundance of green open space. The property is also well placed for a number of highly regarded local schools and nurseries, including Kilmorie Primary School and Dalmain Primary School.

A rare opportunity to acquire a substantial Victorian garden maisonette with exceptional outdoor space, a share of freehold and a highly desirable Forest Hill location.



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Property features

- Very spacious ground floor 2 double bedroom garden maisonette
- Occupying the whole ground floor this lovely end of terrace Victorian house
- Large LANDSCAPED REAR GARDEN (74ft) and front garden with office/shed/workshop and side/rear access
- Double glazing throughout
- Kitchen dining room
- Stylish family bathroom with a bath and separate shower enclosure
- Abundance of floor space 1109 sqft (103 sqm)
- Generous reception room 5x5m with plenty of period character and charm
- Close to Forest Hill station (Overground and London Bridge connections)
- Close to amenities and a selection of highly rated primary schools and green open spaces



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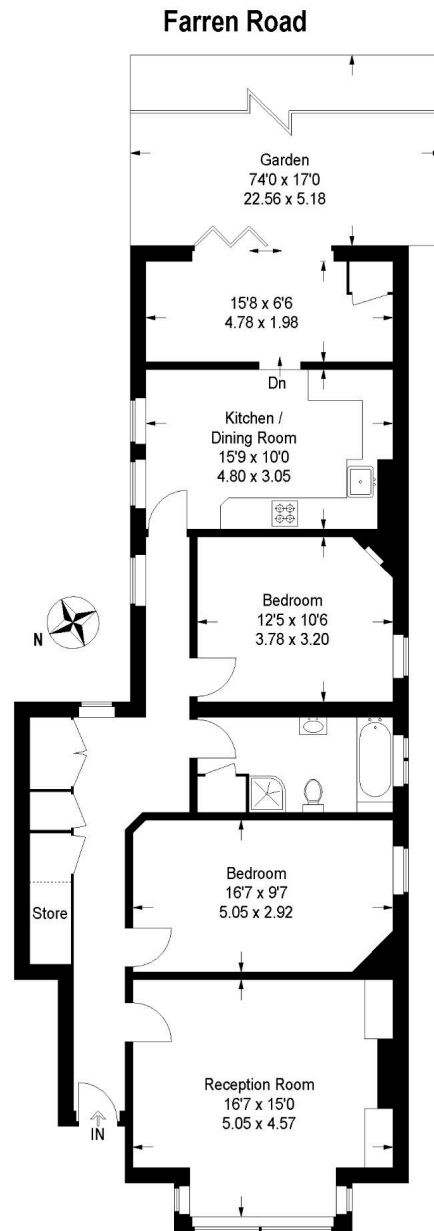
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Ground Floor

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
1109 sq ft / 103.0 sq m

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



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