



Honor Oak Road, Honor Oak **SE23**





Description

Located on the Honor Oak/Forest Hill border with a picturesque c.100 ft rear garden, this family home totalling 3,289 sq ft offers versatile accommodation with ample storage throughout, complemented by off street parking and cellar.

An inviting, wider than average entrance hall leads through to a front reception room boasting a large bay window and a feature fireplace. To the rear is an open plan kitchen entertaining space, zoned perfectly by a central log burner, separating the cooking and family space. French doors open to the decking and landscaped garden. The rear garden extends c.100 ft with mature flower beds, wisteria covered yorkstone arch, a luscious lawn and a spacious summer house surrounded by additional decking and seating area.

Spread across the first and second floor are five well proportioned, bright and airy bedrooms including an impressive principal suite spanning the width of the first floor and includes a dressing room and en suite jack and jill shower room. All bedrooms also benefit from a family bathroom on the first floor as well as a separate laundry room. The second floor benefits from air conditioning and views over One Tree Hill woods and central London landmarks.

Location

This property is ideally situated on the border of Honor Oak and Forest Hill. Locally there is a lovely selection of cafes, restaurants and boutique shops.

The Horniman Museum and Gardens are also nearby as well as One Tree hill, Dulwich Riding school, Sydenham Hill Woods and Dulwich and Sydenham Golf course.

Transport links are fantastic as the property is close by to Honor Oak Park Station (0.4 miles) which has fast links to Highbury & Islington, Clapham Junction, London Bridge and London Victoria. The station also has easy access to Canary Wharf via Canada Water and Elizabeth line access via Whitechapel.

Schools in the area are excellent with a wealth of choice across state (Fairlawn, Horniman, Stillness, Eliot Bank) and independent options (Dulwich College, JAGS, Alleyn's, Sydenham Prep). All distances are approximate.

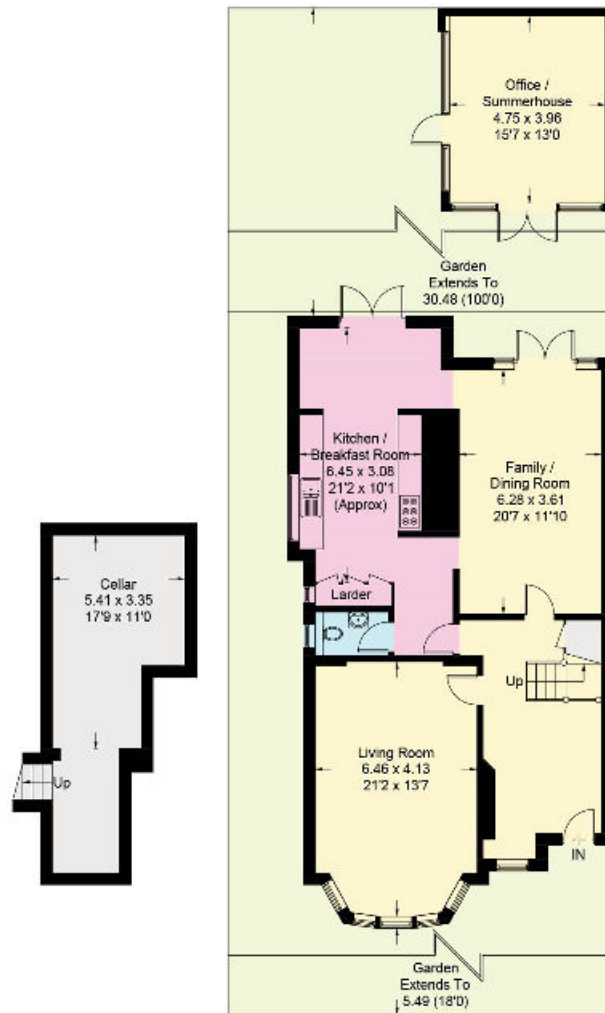
Tenure: Freehold EPC: D Council Tax Band: F

Local Authority: Lewisham Council







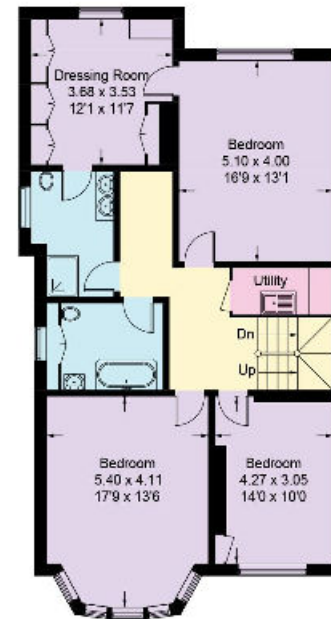


Cellar

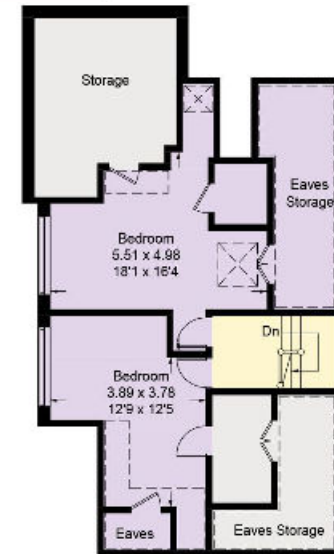
Ground Floor



Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Area
Ground Floor = 99.5 sq m / 1071 sq ft
First Floor = 101.1 sq m / 1088 sq ft
Second Floor = 62.4 sq m / 672 sq ft
(Excluding Eaves Storage & Reduced Headroom)
Eaves Storage & Reduced Headroom = 23.8 sq m / 256 sq ft
Office = 18.8 sq m / 202 sq ft
Total = 305.6 sq m / 3289 sq ft

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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