



Duncombe Hill, SE23 | £1,100,000

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In General

- Direct access to a private park/woodlands
- South-facing rear garden
- Four bedrooms
- Two bathrooms
- Ground floor WC
- Architecturally designed
- Planning permission granted for 15sqm garden room
- 34ft Reception room
- Master bedroom with en-suite
- Very high specification

In Detail

A wonderful, architecturally designed four-bedroom family home for sale, with direct private access to a four-and-a-half-acre residents-only park featuring tennis courts, woodlands, a fire pit and much more.

This exceptional home has been fully extended and renovated to an extremely high standard. Arranged over three floors, it comprises four bedrooms (the principal bedroom boasting an en-suite bathroom), an impressive 34ft open-plan kitchen/reception room, a contemporary family bathroom and a ground-floor WC. Further benefits include ample built-in storage, underfloor heating, exposed steel beams, aluminium doors and windows, a bespoke Wunsch kitchen together with a host of additional high-end features.

The property also enjoys a private, south-facing rear garden with planning permission granted for a 15 sqm garden room. The garden leads directly, via private gated access, to the four-and-a-half-acre Brockley Hill Park Estate ornamental gardens – a residents-only facility for properties on the adjacent roads, with no public access.

The house is located approximately 0.4 miles from Honor Oak Park station, which offers excellent Overground and rail connections to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and numerous other destinations across London. It is also ideally placed for a wide range of local amenities, including highly regarded schools, parks, restaurants, supermarkets, independent coffee shops, cafés and gastropubs.

Viewings are highly recommended and are strictly by appointment only. Please contact the Pedder Forest Hill office today to arrange a viewing.

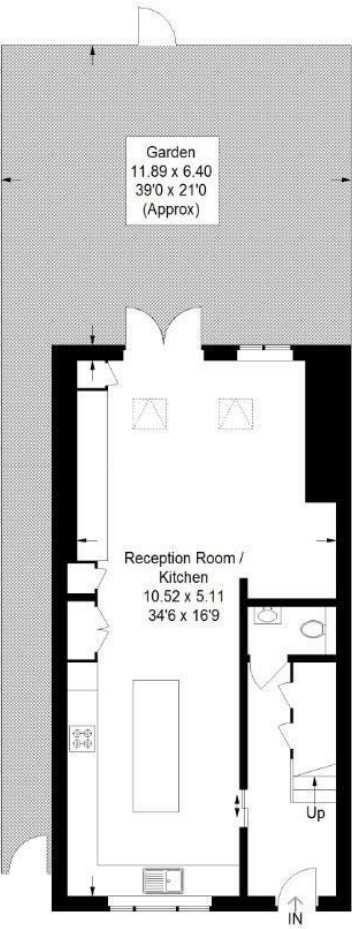
EPC: C | Council Tax Band: D | £140 per annum maintenance for the private gardens.



Floorplan

Duncombe Hill, SE23

Approximate Gross Internal Area
125.5 sq m / 1351 sq ft

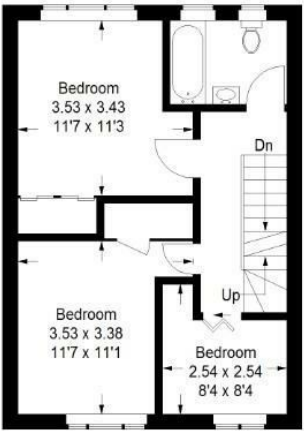


Ground Floor

Reduced headroom below 1.5 m / 5'0

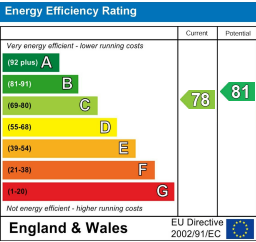


Second Floor



First Floor

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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