



## property description

An utterly charming two double bedroom Victorian freehold half house with a South facing garden, located on this quiet residential street a short walk from Honor Oak Park station. The house has an imposing red brick facade and a small front garden shielding it from the street. The ground floor has two reception rooms, one at the front of the house and one at the back, both are light and airy with stripped varnished original floorboards, period feature fireplaces and sash windows. The reception/dining room at the back leads through to the Kitchen which has been sympathetically modernised with a stylish contemporary finish. A large oak framed glass door opens up the kitchen to the deck of a lovely SOUTH facing rear garden, beyond this is a lawn surrounded by a mature border of shrubs and a shed at the back. Upstairs are the two double bedrooms, the master bedroom is at the front and the 2nd bedroom adjacent. Decorated to a high standard, once again following the Victorian theme with stripped varnished original flooring, feature fire places and sash windows. The family bathroom a...

## property features

- 2 double bedroom Victorian freehold half house
- SOUTH FACING private rear garden
- 2 reception rooms
- Stylish modern kitchen
- Luxurious family bathroom
- Close to Honor Oak Park station (Overground and National Rail)

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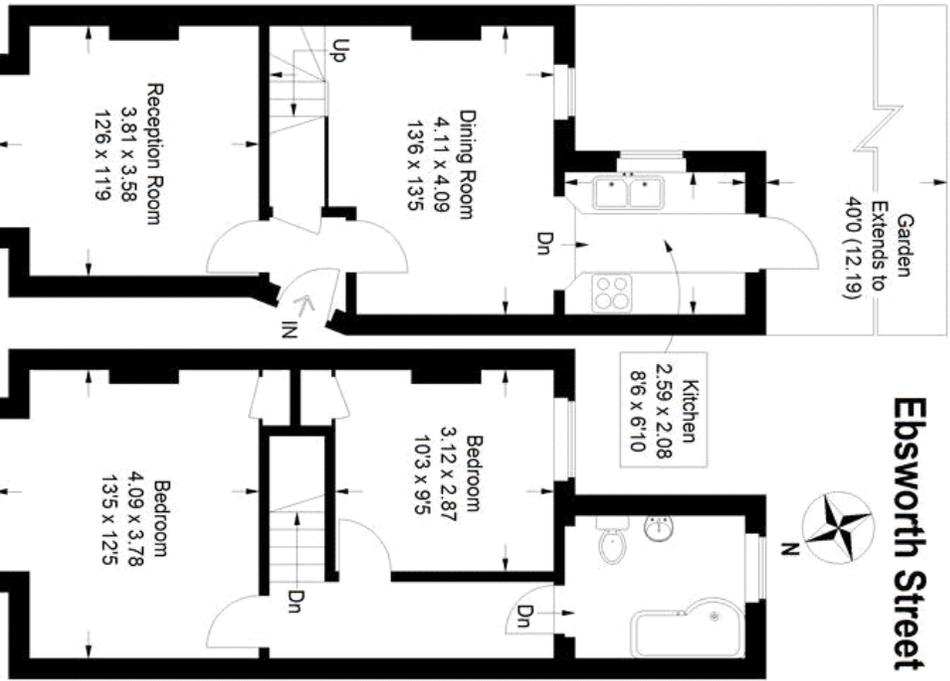
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# Epsworth Street



Garden  
Extends to  
40'0" (12.19)



**Ground Floor** Approximate Gross Internal Area

74.3 sq m / 800 sq ft

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

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