🌾 pickwick estates

020 3397 1166

Stillness Road , SE23 (4 Bedroom House)

£845,000



property description

Recently refurbished throughout is this spacious four-bedroom, 1930's, semi-detached family home with plenty of character and charm. The house benefits from being located close to Stillness School and backs onto Blythe Hill Fields offering stunning views over the green open space. This is a perfect home for any young family. On approach to the house you are greeted by a nice front garden and a side return driveway that leads to a garage which has been cleverly converted to create a bike store at the front and an office or summer house at the rear accessible from the garden. Upon entry there is a good size hallway with lovely parquet flooring, space to hang coats and storage under...

property features

- Beautifully presented 4 bedroom, Semi-detached, 1930's family home
- South facing rear garden and front garden
- [•] 2 reception rooms, formal reception at the front
- and a double reception at the rear

ALPS Estates Ltd trading as Pickwick Estates 47 Honor Oak Park Honor Oak London, SE23 1EA, United Kingdom Reg No : 7444750 Registered in England

- Newly fitted stylish kitchen
- Converted garage into an office space and bike store
- Side return access
- [•] Converted loft to create a bedroom suite

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

Telephone : 020 3397 1166

Website : https://www.pickwickestates.co.uk

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First Floor Approximate Gross Internal Area = 126.9 sq m / 1366 sq ft Office = 14 sq m / 151 sq ft Total = 140.9 sq m / 1517 sq ft Illustration for identification purposes measurements are approximate. Drawn for Pickwick Estates

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Ground Floor

١. $z \rightarrow$ Reception Room 3.96 x 3.76 13'0 x 12'4

Stillness Road

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Garden Extends to 82'0 (24.99)

£845,000

Kitchen 5.74 x 2.06 18'10 x 6'9 ---듕 Office 4.24 x 2.51 13'11 x 8'3 Bedroom 4.04 x 3.43 13'3 x 11'3 Bedroom 3,45 x 3,43 11'4 x 11'3 Second Floor Bedroom 4.78 x 2.69 15'8 x 8'10 = Reduced headroom below 1.5 m / 5'0 Bedroom 2.51 x 2.21 8'3 x 7'3 ę 9 z ź 9 Study 9. P (55-68) (92 plus) A (21-38) (39-54) (69-80) Not energy efficient - higher running costs Very energy efficient - lower running costs **Energy Efficiency Rating** W 0 D m G Current Potential 50

75

For Full EPC information, click here

Reception Room 3.28 x 2.92 10'9 x 9'7

Dining Room 3.45 x 3.45 11'4 x 11'4 (Approx)