

Wells Park Road, SE26 6JB • 4 bedroom House

£1,250,000



ALPS Estates Ltd trading as Pickwick Estates

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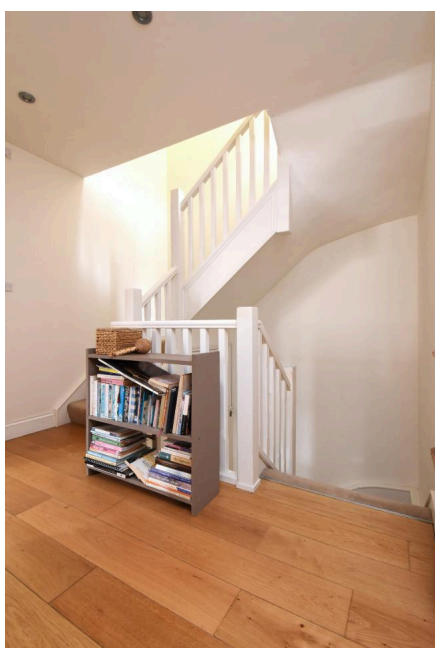
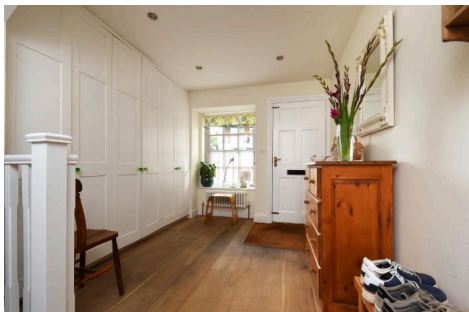
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Property description



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Sitting on the corner of Wells Park Road, where it meets the historic and much-loved Halifax Street, this beautifully renovated four double bedroom, two bathroom Victorian DETACHED home has a genuinely unique story.

Built circa 1850 as a public house, originally called the Hanover Arms, and later run under the Dartford Brewery Co Ltd, whose name can still be seen painted on the building in old photographs of the street. Combining over 2,500 sq ft of thoughtfully extended living space with real period character, this is a rare chance to own a piece of Sydenham's history.

The property presents an elegant white-painted façade with a projecting bay, timber sash windows and a striking black front door beneath a slate porch roof, set behind wrought iron railings, a world away from its working pub days, though the corner-plot position still hints at its former life as a local landmark.

The house backs directly onto Halifax Street, which was designated a Conservation Area in 1972 and has an almost cinematic quality, Victorian semi-detached cottages behind neat front gardens, white picket fences, cobbled pavements and antique-style street lighting, giving the whole street the feel of stepping back in time.

Throughout, the current owners have carried out a sympathetic, top-to-bottom renovation, new wiring and plumbing, double glazed timber sash and casement windows (in keeping with the Conservation Area), and a natural slate roof, while carefully preserving the character of the original building. The corner plot also brings a real bonus: several of the principal rooms benefit from dual aspect windows, filling the house with light from two directions at once.

A generously proportioned entrance hall sets the tone, with fitted floor-to-ceiling storage cupboards, wide plank wood flooring and a staircase rising to the upper floors. Off the hall, the bay-fronted reception room is a wonderfully light, dual aspect space with windows to two elevations, centred around a working fireplace with wood burner.

To the rear, the kitchen/dining room spans the full width of the house, fitted with plenty of storage cupboards and Corian worktops, underfloor heating, a dining space, utility area and bi-fold doors opening directly onto the garden.

Below, a huge cellar, currently used for storage but fully tanked and drylined, presents excellent scope for conversion into a studio, gym, cinema room or further living accommodation. Given the building's history, it was almost certainly once used to store barrels for the pub upstairs.

Outside, the walled, landscaped rear garden is arranged over two levels, with a paved courtyard, raised beds and established planting, plus a garden shed with cold water supply and plumbing for an outdoor toilet. A gate provides direct access onto Halifax Street beyond.

Upstairs, the first floor offers three well-proportioned double bedrooms, two of which are also dual aspect and beautifully bright



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as a result, along with a well-equipped family bathroom incorporating a bath, separate shower enclosure, toilet and a wash hand basin.

The second floor is given over entirely to a stunning loft bedroom suite, a vaulted, beamed room over 20ft long, flooded with light from Velux and dormer windows, with its own walk-in wardrobe and ensuite bathroom.

Wells Park Road is ideally located between Forest Hill and Sydenham stations, with excellent Overground and National Rail links into central London, including a direct route to London Bridge.

The 202 and 356 bus routes stop right on Wells Park Road itself, providing easy access to Crystal Palace, Dulwich, Forest Hill and Sydenham, with further routes nearby giving even wider coverage across South East London.

The surrounding streets, Halifax Street in particular, have a wonderfully strong sense of community, with long-standing residents and young families alike sharing a real passion for the area's history, a history this house has been part of for over 170 years.

In addition to excellent transport links, the property is within easy reach of the amenities of Forest Hill, including a library, swimming pool, gym and a variety of cafés, bars and restaurants. The popular destinations of Dulwich Village and Crystal Palace Triangle are also nearby, while green open spaces such as Sydenham Wells Park and Crystal Palace Park are perfect for leisurely walks and summer picnics.

Families are also well served for schooling, with Kelvin Grove Primary School just up the road off Kirkdale and Elliott Bank Primary School both close by, alongside the popular Sydenham Girls' and Forest Hill Boys' secondary schools.

This is a truly special home in an exceptional setting, offering a rare opportunity to own a piece of Sydenham's rich architectural heritage.



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Property features

- Historic 4 double bedroom DETACHED converted Victorian pub built circa 1850.
- 2500 Sqft of floor space over 3 floors
- Private landscaped low maintenance walled rear garden with side access
- Generous front reception room with dual aspect windows and a woodburning stove
- Full width kitchen dining room with utility area, pantry and direct access to the garden
- Well equipped family bathroom with separate shower and bath
- Fully insulated and double glazed throughout
- Huge cellar that has been tanked and drylined for versatile use
- Close to Forest Hill station and local amenities of the high street
- Close to green open spaces of Sydenham Wells Park and a good selection of highly rated schools

Freehold · EPC rating C · Council tax band F



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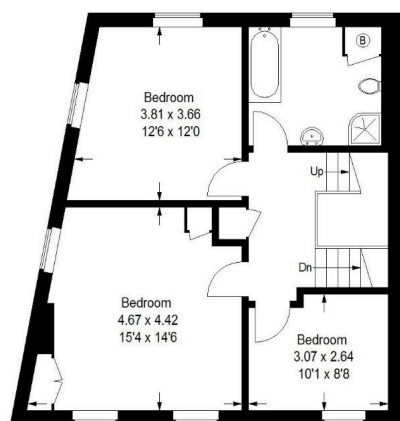
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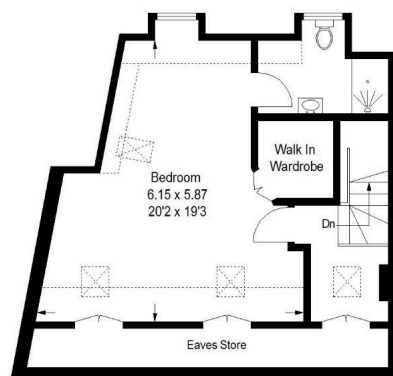
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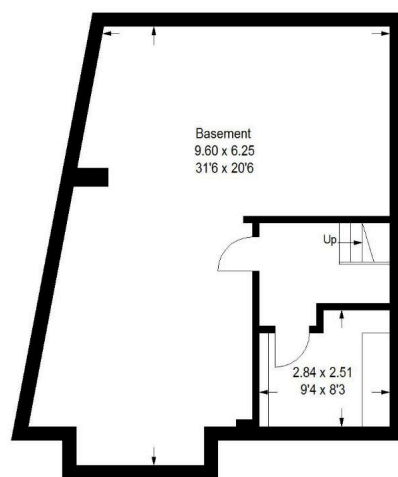
Wells Park Road



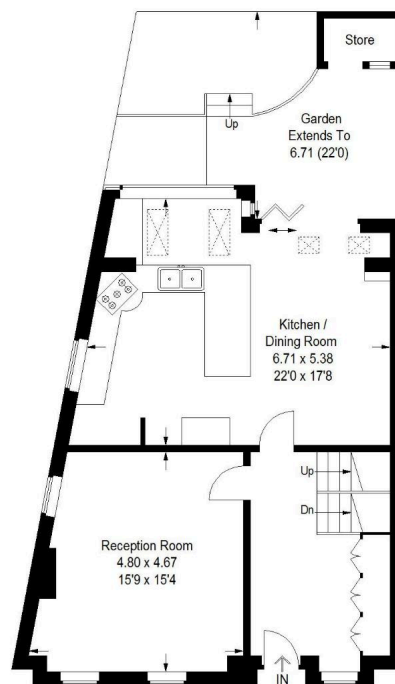
First Floor



Second Floor



Basement



Ground Floor

 = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area (Excluding Eaves Store)
235.1 sq m / 2531 sq ft

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



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