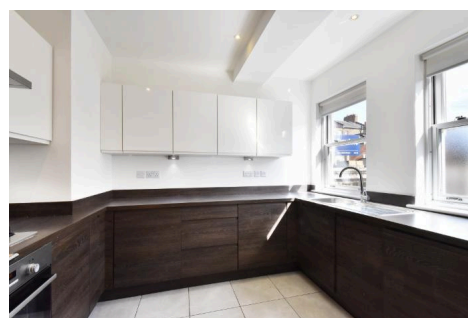
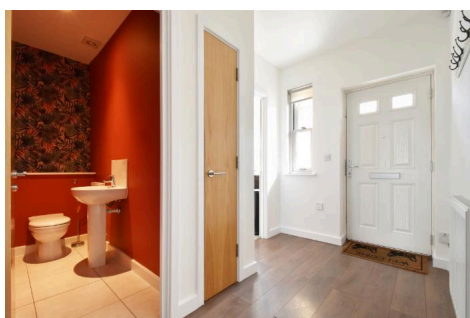


Beaumaris Mews , SE23 1BD • 3 bedroom House

£725,000



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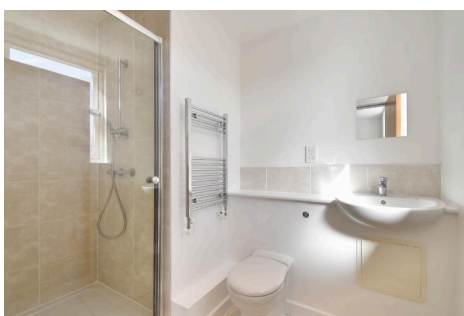
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Property description



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Combining the character of a traditional terrace with the ease of contemporary construction, this stylish three-bedroom, three-bathroom freehold home offers approximately 1,141 sq ft of well-planned living space arranged over three floors. Built circa 2011, the property blends a handsome brick façade and traditional bay-fronted proportions with the practicality and finish of a modern build, all set within a quiet mid-terrace position just off Honor Oak Park High Street. The property is offered chain free.

The house presents beautifully from the front, with its warm brick elevation, sash-style bay window and neatly kept entrance, while to the rear a private, westerly-facing garden extends approximately 29ft (8.84m), a real bonus for a home of this size and setting. The property also benefits from a dedicated parking space in Beaumaris Mews, conveniently accessible directly from the rear garden via a private gate.

As a newer build, the property benefits from the space, insulation and layout of modern construction, including double glazing throughout, while still nodding to the character of its surrounding Victorian streetscape. Despite its proximity to the station and main road, the house is notably quiet, even in the garden. Inside, the accommodation has been finished to a comfortable, neutral standard throughout, offering a genuine blank canvas for a new owner to put their own stamp on.

Upon entering, a welcoming hallway leads through to a useful ground floor cloakroom, styled with a bold feature wall, before opening into the impressive double-aspect reception room. The room is flooded with light, benefits from a huge understairs storage cupboard and features bi-fold doors that open directly onto the garden, creating a natural flow between inside and out and making the space equally suited to relaxed family life and entertaining.

The kitchen, positioned to the front of the house, is fully integrated, with fridge, freezer, microwave and a combi washer/dryer all included, along with contemporary white gloss wall units, dark wood-effect worktops and cabinetry below. A window to the front keeps the room bright throughout the day.

The rear garden is a standout feature of the home, measuring approximately 29ft x 15ft (8.84m x 4.57m) and enjoying a westerly, sun-filled aspect throughout the day. A paved patio area steps up to a lawned section bordered by mature planting, with a private gate providing direct access to the home's dedicated parking space in Beaumaris Mews.

The first floor offers two well-proportioned double bedrooms, both benefitting from their own en-suite facilities. The first bedroom includes an en-suite bathroom with bath, wash hand basin and WC, while the second, larger bedroom features its own en-suite shower room.

On the second floor, the third bedroom is served by a further stylish shower room, along with a useful store room offering excellent additional storage, complemented by further generous storage under the stairs and in the eaves, a practical bonus not often found in homes of this size.



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Beaumaris Mews , SE23 1BD · 3 bedroom House

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The property is situated on a quiet and popular residential street in the heart of Honor Oak Park, just a short walk from the station offering London Bridge and Overground connections. The vibrant high street provides an excellent selection of independent shops, cafés, bars, a deli and highly regarded restaurants and pubs. Forest Hill is also within easy reach, offering further amenities including a well-known gym and swimming pool. There is an abundance of green open space nearby, including One Tree Hill, Devonshire Road Nature Reserve, Blythe Hill Fields with its panoramic views across London, local playing fields with tennis courts and a children's play park, the Horniman Gardens and Museum, Brenchley Gardens, and Peckham Rye. The area is also well served by outstanding and highly regarded schools, including Stillness Infant and Junior School, Dalmain Primary School and St Dunstan's College.

Property features

- 3 bedroom modern terraced freehold home
- Offers approximately 1,141 sqft of well-planned living space arranged over three floors
- CHAIN FREE
- 3 bathroom and a down stairs guest toilet
- Private, westerly-facing garden extends approximately 29ft (8.84m)
- Dedicated parking space in nearby, accessible directly from the rear garden via a private gate.
- Fully integrated kitchen
- Plenty of storage and double glazing throughout
- Close to highly rated schools and local amenities
- Close to Honor Oak Park Station (London Bridge and Overground) and a good selection of schools

Freehold · EPC rating C · Council tax band C



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Beaumaris Mews, SE23 1BD • 3 bedroom House

£725,000

Beaumaris Mews

Approximate Gross Internal Area = 106.0 sq m / 1141 sq ft

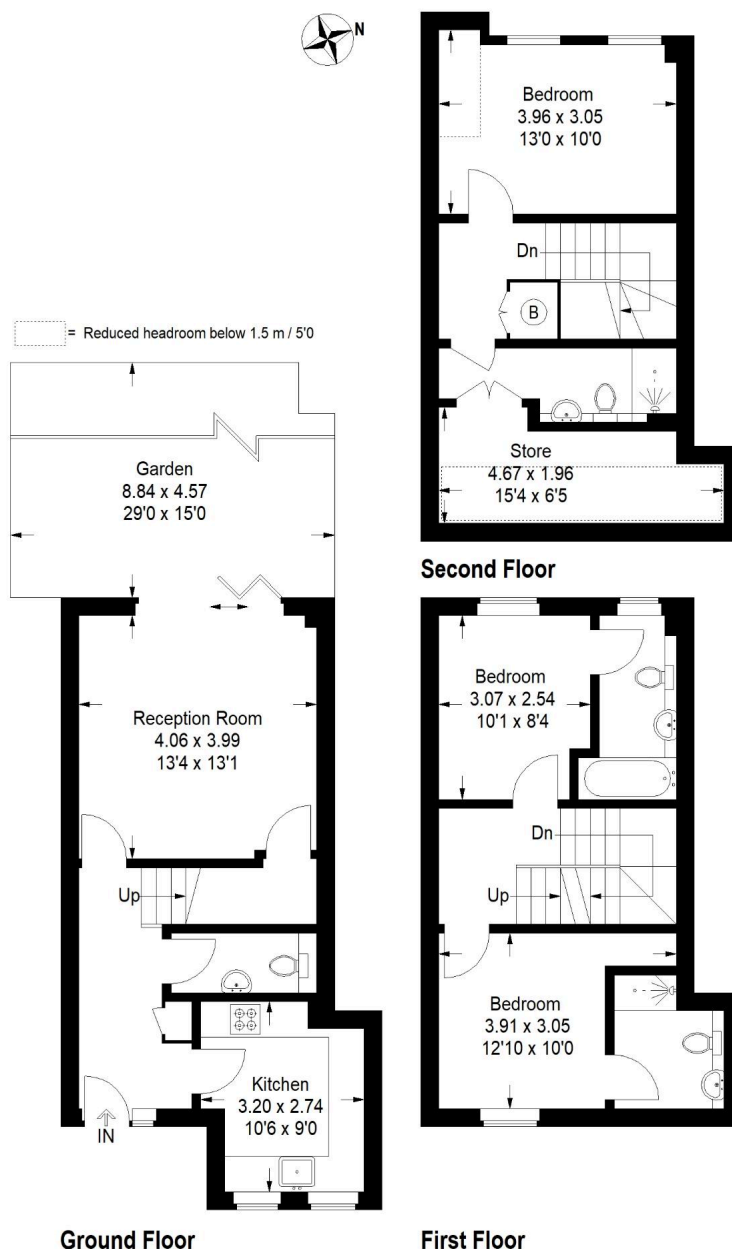


Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



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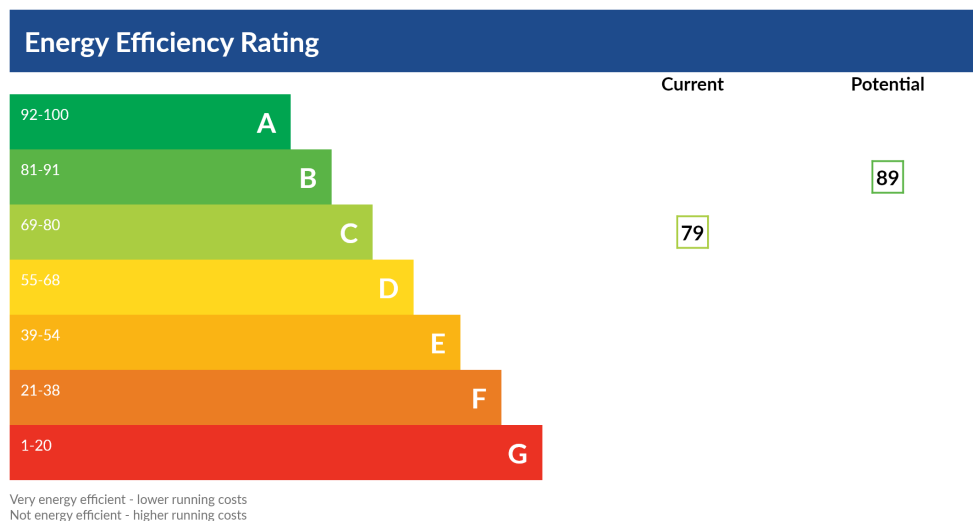
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Energy Performance Certificate



Freehold · EPC rating C · Council tax band C



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