

**HARVEY &
WHEELER**
ESTABLISHED 1855

195 HONOR OAK ROAD
LONDON, SE23 3RP



A grand Victorian detached double fronted house with a spectacular mature rear garden, well located for excellent schools including Dulwich College, Alleyn's, JAGS and St Dunstan's.

Set back from the road with a front garden and gravelled carriage driveway providing parking for several cars, the house has a gross internal area of approximately 4,374 sq ft (406.4 sq m) - excluding the vault storage, loft space and sheds - (5,395 sq ft/ 501.2 sq m inclusive) and retains many period features: high ceilings, original floorboards, fireplaces, sash windows, cornices and stained glass door.

On the raised ground floor, there is the elegant entrance hall which gives access to three reception rooms. The lower ground floor offers the fourth spacious reception room and open plan kitchen with a large middle island/breakfast bar, walk-in larder, roof lantern and dining area leading to a large paved patio, ideal for outdoor entertainment. The rear mature garden measures 175'6 x 53'2 (53.50m x 16.20m) which excludes the pond area at the far end. Additionally there is a utility room, vault storage, boot room and separate WC.

Three double bedrooms, a Jack and Jill shower room with a double vanity units, WC and a walk-in shower and an extra separate WC are on the first floor. The top floor comprises three further double bedrooms and a bathroom including an inset bath, walk-in shower, wash basin and WC. There is also a separate wet room.

Fairlawn School and Horniman Primary are nearby state schools. The very popular Horniman Museum and Gardens and Dulwich & Sydenham Hill Wood are also nearby. At Forest Hill station there are direct trains for London Bridge, Canada Water, Shoreditch and Highbury & Islington and also good bus routes.

Freehold. EPC Rating E. Tax Band G.

ACCOMMODATION

6 Double bedrooms	4 Reception rooms
3 shower rooms (1 en suite)	Open plan kitchen/dining room with walk-in larder
Bathroom	Utility room
2 Separate WCs	Vault storage and boot room
Carriage driveway	Spectacular mature rear garden

£3,300,000





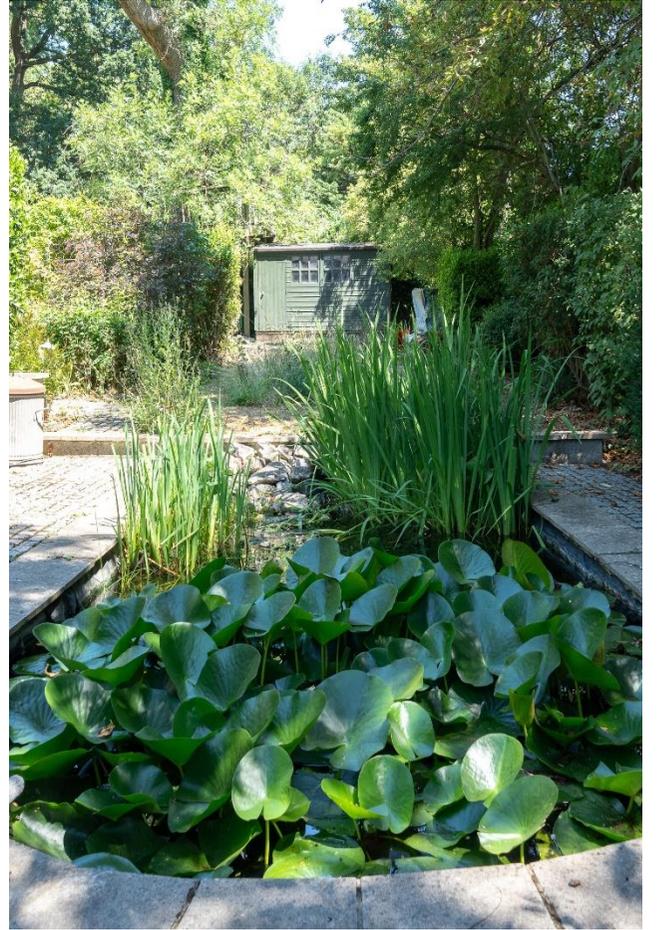
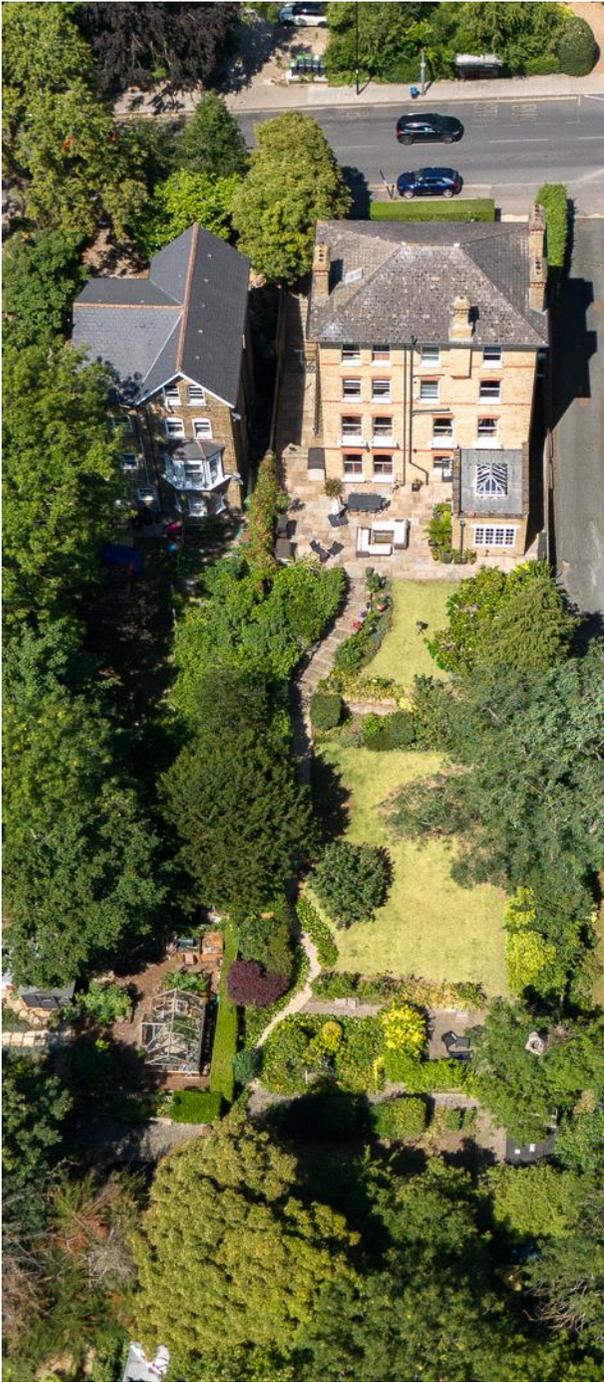












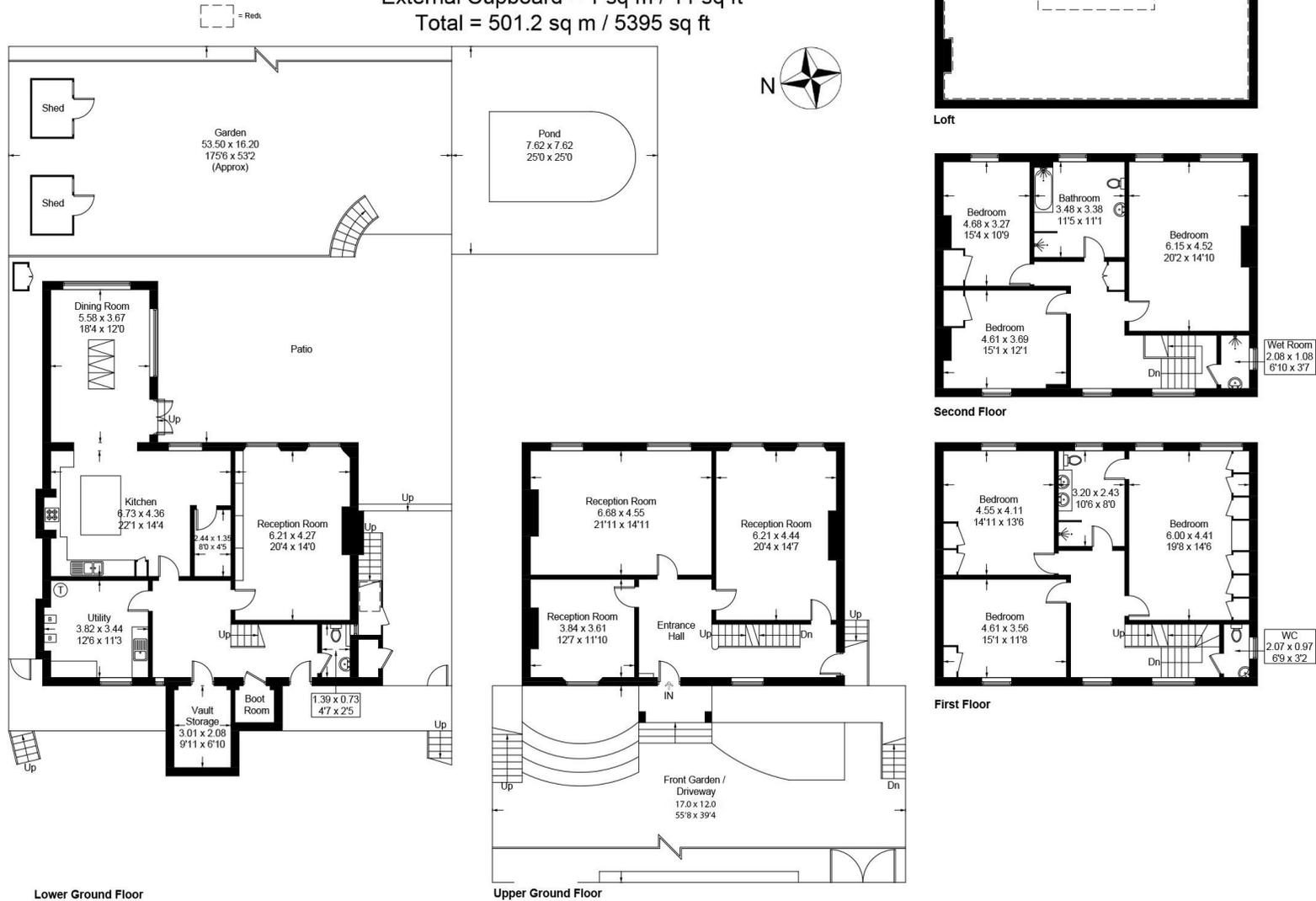
Honor Oak Road, SE23

Approximate Gross Internal Area = 406.4 sq m / 4374 sq ft
(Including Vault Storage & Excluding Shed / Loft)

Loft = 93.8 sq m / 1010 sq ft

External Cupboard = 1 sq m / 11 sq ft

Total = 501.2 sq m / 5395 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1222079)

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

**HARVEY &
WHEELER**
ESTABLISHED 1855

33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com

harveywheeler.com

