



Loxton Road, SE23 | £1,250,000

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In General

- Four/five bedrooms
- Period features
- Two bathrooms and a separate WC
- 103ft private rear garden
- Spacious outbuilding
- Off-street parking
- Ample storage throughout
- An abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented four/five-bedroom family home, ideally positioned on the highly sought-after Loxton Road. The property boasts a 103ft private rear garden and a useful home office/gym. The property also comes with planning permission to extend, architectural drawings are available upon request.

Arranged over three floors and extending to approximately 1,805 sq ft including the outbuilding, this home offers generous and well-balanced living accommodation. Upon entering, you are welcomed into a spacious hallway that leads to two elegant reception rooms at the front, one of which features a charming bay window that floods the room with natural light. To the rear lies a convenient downstairs WC, alongside a bright and expansive kitchen/dining area that opens directly onto the impressive 103ft garden. A useful outbuilding sits at the rear of the garden, ideal for entertaining and family living.

The first floor accommodates three well-proportioned bedrooms, including one with a feature fireplace and another with fitted wardrobes, all served by a stylish family bathroom. On the top floor, the impressive principal bedroom provides a private retreat, complete with an en-suite bathroom and a delightful Juliet balcony. Additional benefits include off-street parking, beautiful period features, excellent storage throughout, and an abundance of natural light.

Located within easy walking distance of Forest Hill and Honor Oak Park stations, the property enjoys excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and beyond. The area is also well served by highly regarded primary schools and an excellent selection of local amenities, including independent cafés, restaurants, gastropubs, and beautiful green spaces such as Blythe Hill Fields and the renowned Horniman Museum & Gardens.

Viewings are highly recommended.

Please contact the Pedder Forest Hill sales team today to arrange a viewing.

EPC: D | Council Tax Band: D



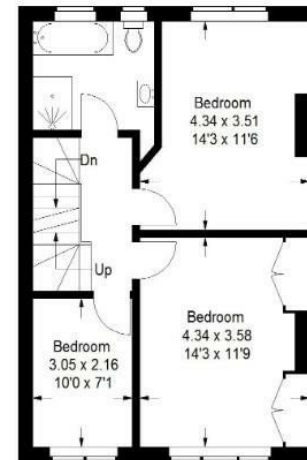
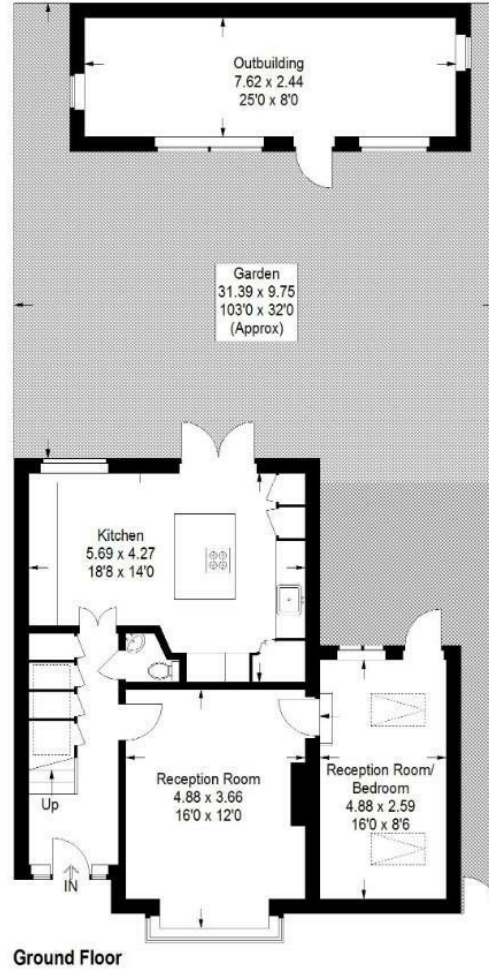
Floorplan

Loxton Road, SE23

Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft

Outbuilding = 18.9 sq m / 203 sq ft

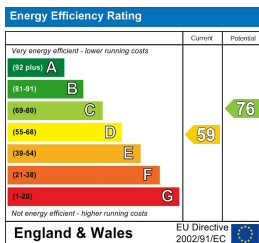
Total = 167.7 sq m / 1805 sq ft



= Reduced headroom below 1.5 m / 5'0"

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