



Bovill Road, SE23 | £795,000

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# In General

- Three double bedrooms
- Private south facing garden
- Family bathroom suite with underfloor heating
- Potential to extend STPP
- Renovated to a very high standard
- Bright and stylish south facing kitchen diner
- An abundance of natural light
- Spacious master loft suite with high ceilings
- Close to local amenities
- Great transport links

# In Detail

A beautifully presented three-double-bedroom family home with a private south-facing garden for sale on the highly sought-after Bovill Road in SE23.

This property has been fully renovated and extended into the loft by the current owners to an exceptional standard. Arranged over three floors, this charming property features a spacious reception room at the front of the house, complete with a wood burner, creating a warm and inviting atmosphere. To the rear, the stunning open-plan kitchen diner offers the perfect setting for modern family life and entertaining, with delightful views overlooking the landscaped garden.

The wonderful and well maintained south-facing garden enjoys established planting and a generous decking area, ideal for summer gatherings, or simply unwinding in the sun. There is also secure rear access for the garden.

The first floor comprises two well-proportioned bedrooms, one of which benefits from fitted wardrobes, alongside a family bathroom featuring underfloor heating, a freestanding bathtub, and a separate shower. Occupying the entire top floor, the impressive principal suite offers a peaceful retreat, stretching over 19ft and complete with a stylish en-suite and charming Juliette balcony.

Further benefits include potential to extend, subject to the necessary planning permissions (STPP), gas central heating, an abundance of natural light throughout, excellent storage, and much more.

The property is situated approximately 0.4 miles from Honor Oak Park station and just 0.6 miles from Forest Hill station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and beyond. It is also close to a variety of local amenities, including a selection of restaurants, coffee shops, gastropubs, cafés, green spaces, and popular schools.

Viewings are highly recommended — please contact the Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band: D



# Floorplan


**Bovill Road, SE23**

Total\* = 91.0 sq. m / 979.2 sq. ft

Second Floor = 27.3 sq. m / 293.9 sq. ft

First Floor = 31.2 sq. m / 335.4 sq. ft

Ground Floor = 32.5 sq. m / 349.9 sq. ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>			
(61-91) <b>B</b>			
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(29-34) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	80

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