**Loxton Road, SE23 | Guide Price £1,100,000**

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# In General

- Chain free
- Four/five bedrooms
- Two bathrooms and separate WC
- 103ft private rear garden
- Spacious outbuilding
- Off-street parking with EV charger
- Potential to extend with planning granted
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

An exceptional four/five-bedroom family home situated on the highly sought-after Loxton Road, offering beautifully appointed living space and a magnificent 103ft private rear garden. To the rear of the garden is a substantial outbuilding, currently arranged as a home office and gym, while the property also benefits from planning permission to extend, with architectural drawings available upon request. Offered to the market chain free.

Arranged over three floors and extending to approximately 1,805 sq ft, this impressive home provides beautifully balanced accommodation, ideally suited to modern family living. Beyond the striking stained-glass front door, a welcoming entrance hall leads to two elegant reception rooms, including a bay-fronted reception bathed in natural light. To the rear, a guest WC sits alongside an expansive open-plan kitchen/dining space with direct access onto the stunning 103ft garden. The landscaped outdoor space and versatile garden outbuilding create an exceptional setting for entertaining and family life.

The first floor comprises three generously sized bedrooms, served by a luxurious family bathroom with a walk-in shower. Occupying the top floor, the impressive principal suite offers a peaceful retreat, complete with a stylish en-suite bathroom and charming Juliet balcony overlooking the garden.

Further benefits include off-street parking with EV charger, beautiful period features, excellent storage throughout, and exceptional natural light across all levels.

Ideally positioned within easy reach of both Forest Hill and Honor Oak Park stations, the property enjoys excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and beyond. A superb selection of local amenities can also be found nearby, including highly regarded schools, independent cafés, restaurants, gastropubs, and the renowned Horniman Museum and Gardens.

EPC: D | Council Tax: D

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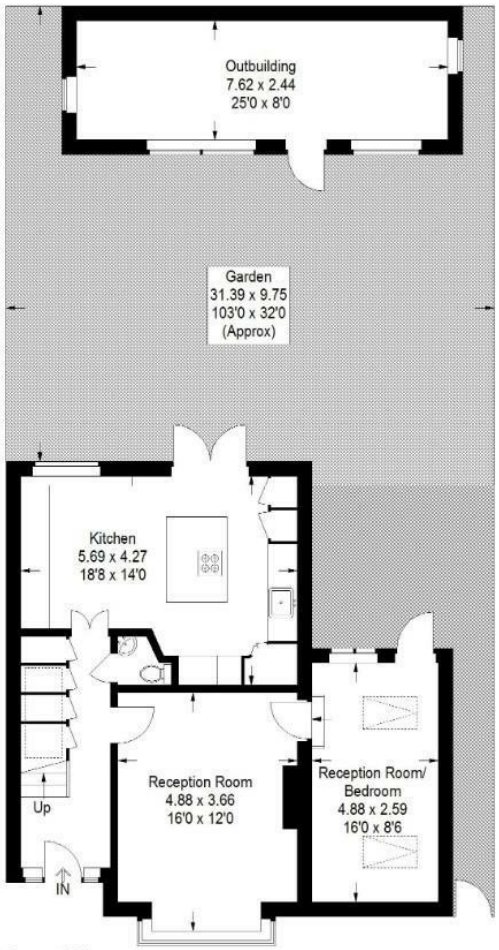
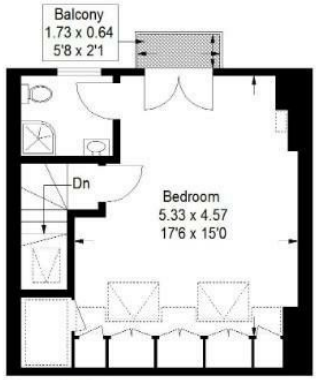
# Floorplan

## Loxton Road, SE23

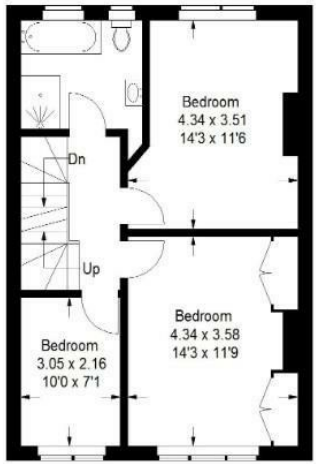
**Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft**
**Outbuilding = 18.9 sq m / 203 sq ft**
**Total = 167.7 sq m / 1805 sq ft**




**Ground Floor**




**Second Floor**




**First Floor**

= Reduced headroom below 1.5 m / 5'0

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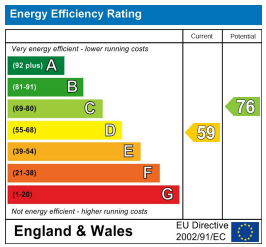
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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