



ESTATE AGENTS

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Offers In Excess Of £550,000

An exceptional FIVE/SIX BEDROOM, THREE STOREY VICTORIAN RESIDENCE enjoying a PRESTIGIOUS POSITION overlooking Alexandra Park, set within easy reach of highly regarded schools, local amenities and excellent transport connections. Extensively improved and sympathetically enhanced by the current owners since 2021, this MAGNIFICENT HOME offers an outstanding blend of PERIOD ELEGANCE and MODERN VERSITILITY

Rich in ORIGINAL CHARACTER, the property showcases an abundance of PERIOD FEATURES including SASH WINDOWS, ORNATE FIREPLACES, DECORATIVE COVING and IMPRESSIVE CEILING HEIGHTS. The accommodation is both substantial and adaptable, with wider-than-average proportions compared to neighbouring homes, benefitting from a unique undercroft providing convenient access to the rear of the property.

The ground floor currently functions as a self-contained living space, comprising a beautiful BAY FRONTED RECEPTION ROOM, a generous DOUBLE BEDROOM, fitted kitchen with access to a PRIVATE COURTYARD, together with a SHOWER ROOM and WC. This level offers exciting potential for ancillary accommodation, multi-generational living, guest suites, holiday lets or income generation, while also presenting the possibility of incorporating a sixth bedroom within the main residence.

Occupying the first floor is a spectacular 20ft RECEPTION-DINING SPACE, bathed in NATURAL LIGHT and enjoying FAR-REACHING VIEWS across Alexandra Park. A second SUBSTANTIAL ROOM currently serves as an additional reception room but could equally function as a fifth or sixth bedroom, formal dining room, home office or family room. The STYLISH FITTED KITCHEN opens through impressive BI-FOLD DOORS onto a wonderful al fresco entertaining terrace, leading to an enchanting, IERED GARDEN that enjoys sunshine throughout the day. A CONTEMPORARY SHOWER ROOM completes this level.

The upper floor provides THREE FURTHER GENEROUS DOUBLE BEDROOMS, accessed via a mezzanine landing where a SEPARATE WC benefits from previously granted planning permission to create an additional bathroom, offering scope to further enhance the accommodation.

A truly distinctive VICTORIAN HOME offering remarkable flexibility, elegant

entertaining spaces and breath-taking park views, perfectly suited to growing families, multi-generational living or those seeking a home with income potential.

WOODEN PARTIALLY GLAZED FRONT DOOR

Leading to:

VESTIBULE

Coconut matting, high ceiling, dado rail, further door to:

ENTRANCE HALL

Staircase ascending to upper floor accommodation, exposed wooden floorboards, radiator, Victorian ornate features, high ceiling, cornicing, doors to:

RECEPTION ROOM/ BEDROOM

16'3 into bay x 13'4 (4.95m into bay x 4.06m)

High ceiling with cornicing, picture rail, exposed wooden floorboards, radiator, period fireplace with tiled hearth, high skirting boards, television point, deep double glazed window to front aspect allowing for lovely views over the front garden and beyond into Alexandra Park. This room is currently presented as a lounge area, but versatile and could be utilised as a bedroom.

BEDROOM

12'5 x 10'2 (3.78m x 3.10m)

Exposed wooden floorboards, radiator, high ceiling with picture rail, high skirting, sash window to rear aspect having views onto the lower courtyard.

KITCHEN-UTILITY

15'9 narrowing to 10'4 x 10'6 (4.80m narrowing to 3.15m x 3.20m)

Under stairs storage cupboard, tiled flooring, utility area having space and plumbing for washing machine, space for tumble dryer and further appliances. The kitchen itself is bespoke having base level cupboards and caddy drawers, solid wood worksurfaces, four ring gas hob with oven below, wall mounted Worcester boiler, tiled splashbacks, column style radiator, double glazed window and door to side aspect with views and access to the lower courtyard, door to:

SHOWER ROOM

Tiled walls and flooring, column style towel rail, traditional high flush wc,

contemporary wash hand basin with mixer tap, walk-in shower enclosure with rain style shower head and hand-held shower attachment, recessed shelving, extractor fan for ventilation.

FIRST FLOOR LANDING

16'9 x 7'8 (5.11m x 2.34m)

Leading to:

OPEN PLAN LOUNGE-DINER

21'11 x 15'8 narrowing to 12'8 (6.68m x 4.78m narrowing to 3.86m)

An impressive reception room with large bay window to front aspect and additional window to the side allowing ample natural light to flood into the room, whilst also benefitting from lovely views over the park. Exposed wooden floorboards, high ceiling with cornicing, period fireplace, skirting boards.

SNUG/ BEDROOM

13'8 x 13' (4.17m x 3.96m)

Exposed wooden floorboards, high ceiling, borrowed light window to the reception space, window to rear aspect.

SHOWER ROOM

Large walk-in shower enclosure with seated area, rain style shower head and hand-held shower attachment, low level wc, wash hand basin, heated towel rail, two double glazed windows with opaque glass to side aspect.

KITCHEN

14'8 max x 12'5 max (4.47m max x 3.78m max)

Bespoke with stone countertops, space for range style cooker, double ceramic sink with Quooker kettle tap, ample built in storage, space for American style fridge freezer, bifold doors leading to the lovely terraced garden.

HALF LANDING

Nook area providing space for use as an office, radiator, window to rear aspect, stairs rising to the second floor, door to:

WC

High flush wc, wash hand basin, column style radiator.

SECOND FLOOR LANDING

Spacious with loft hatch, doors to:

BEDROOM

14'6 x 13'1 (4.42m x 3.99m)

Exposed wooden floorboards, radiator, windows to front aspect with lovely park views.

BEDROOM

12'7 x 10'5 (3.84m x 3.18m)

Exposed wooden floorboards, radiator, window to rear aspect with views onto the garden.

BEDROOM

13'2 x 6'6 (4.01m x 1.98m)

Exposed wooden floorboards, radiator, window to front aspect having lovely Park Views.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road, having a few steps up with handrail to a path leading to the front door. There is a sandstone patio with seating area to enjoy those lovely views onto Alexandra Park.

REAR GARDEN

Lovely and landscaped with a lower courtyard and further area of garden accessed from the first floor. There is a stone patio offering the perfect space for furniture to eat al-fresco and entertain. The gardens are established with a variety of mature shrubs and plants, offering a tranquil setting. There are three further terraced areas providing further seating, with views back towards the house and over to Alexandra Park.

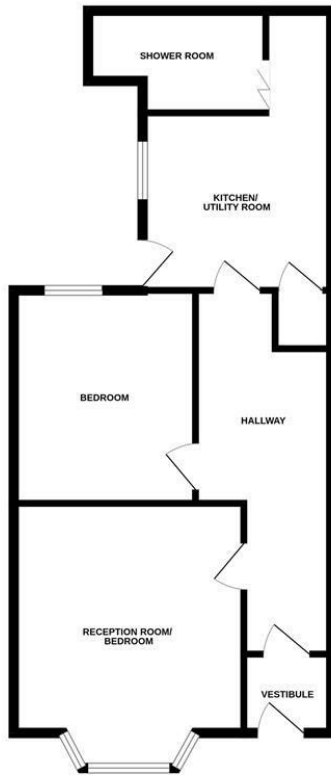
Council Tax Band: D



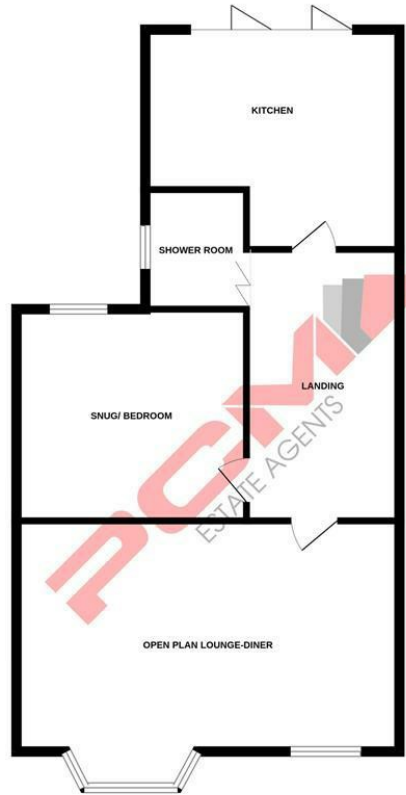




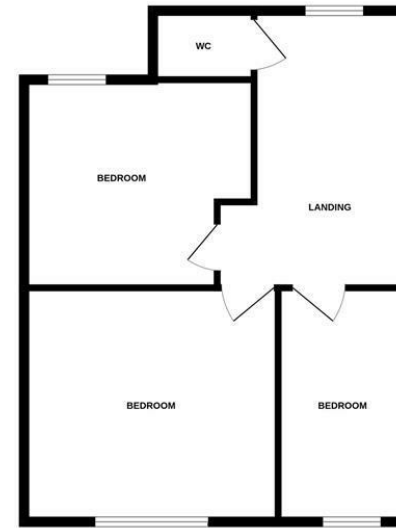
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.