

STANFORD

— ESTATES —

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4 bedroom

£799,950

Duncombe Hill, Honor Oak Park

Read all about it....

A stunning maisonette with versatile accommodation over two spacious floors and some unique features that could be ideal for professionals and families alike. An amazing feature of this property is the upper floor with its roof terrace accessed via the fully glazed wall and doors from a substantial 30' (9m) reception space; could be perfect in these 'working from home' times with its idyllic outlook overlooking the private park to the rear or with a shower room en-suite if utilised as a bedroom. A further 4 bedrooms are on the first floor as well as another reception or dining room and bathroom all accessed from a welcoming landing space.

The property spans almost 1,800sqft in total and is conveniently located within walking distance of Honor Oak Park's main high street and East London Line Station. Other benefits are a share of the freehold and direct access to a private garden as well as a 4.5 acre private residents park with its own Tennis Court!!

A fabulous property, and a must view.

Approx floor area: 1786.00 sq ft

To arrange a viewing please call: **020 8699 6778**

- Exceptional Spaces
- 4 Bedrooms, 2 Receptions
- 30' Reception space with Roof Terrace
- Fabulous Kitchen/Diner
- Private garden
- Private Park & Tennis Court
- SHARE OF FREEHOLD





GROUND FLOOR

Entrance Hall

Stairs to first floor

FIRST FLOOR

Hallway

Dining Room/Reception

16'7" x 10'2"

Double glazed bay window, radiator, cast iron fireplace, picture rail, fitted carpet.

Kitchen/Utility Room

15'8" x 12'5"

Kitchen: Matching wall & base units, worktop, tiled splashback, under-mounted sink, integrated oven, electric hob, integrated dishwasher, radiator, double glazed window to side, inset spotlights, vinyl floor.

Utility Room: Base unit, plumbing for washing machine, storage, double glazed window to side, inset spotlights, vinyl floor, door to garden.

Bedroom

15'5" x 13'8"

Double glazed bay window, two radiators, fireplace, picture rail, fitted carpet.

Bedroom

8'5" x 5'7"

Double glazed window to side, radiator, fitted carpet.

Bedroom

12'5" x 12'2"

Double glazed window to rear, radiator, fitted carpet, double door to the bathroom.

Bedroom

9'3" x 9'2"

Double glazed window to rear, radiator, two fitted wardrobes, fitted carpet.

Bathroom

12'2" x 10'1"

Three-piece white suite comprising freestanding bath, oversize wall-hung hand basin, and low-level WC, heated towel rail, walk-in shower, frosted window to side, inset spotlights, vinyl waterproof floor.

SECOND FLOOR

Reception Room

30'5" x 20'4"

Double doors to balcony, two radiators, inset spotlights, wood flooring, step up to sloped ceiling mezzanine with skylight, eaves storage, fitted carpet.

Shower Room

Skylight, shower cubicle, tiled splashback, pedestal basin, low-level WC, ceiling light, tiled floor.

Balcony

15'2" x 6'9"

OUTSIDE

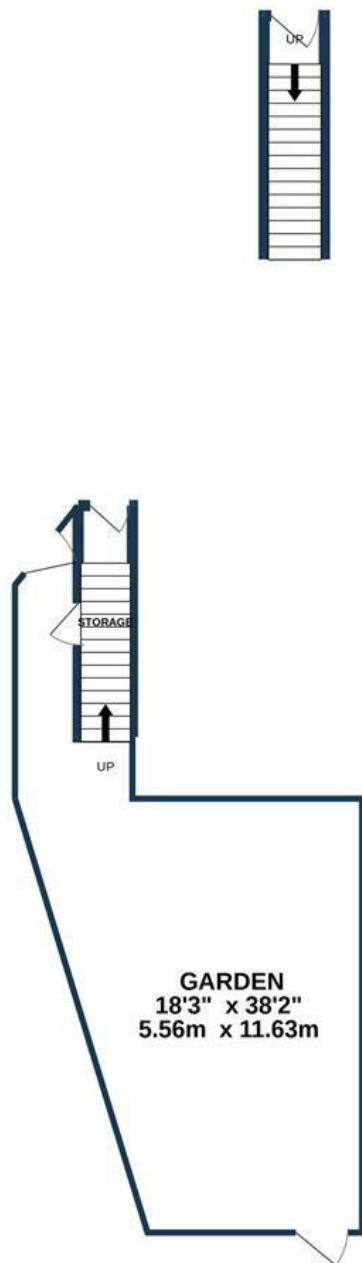
Gardens

FRONT: Space to front, potential (STP) of Off street Parking

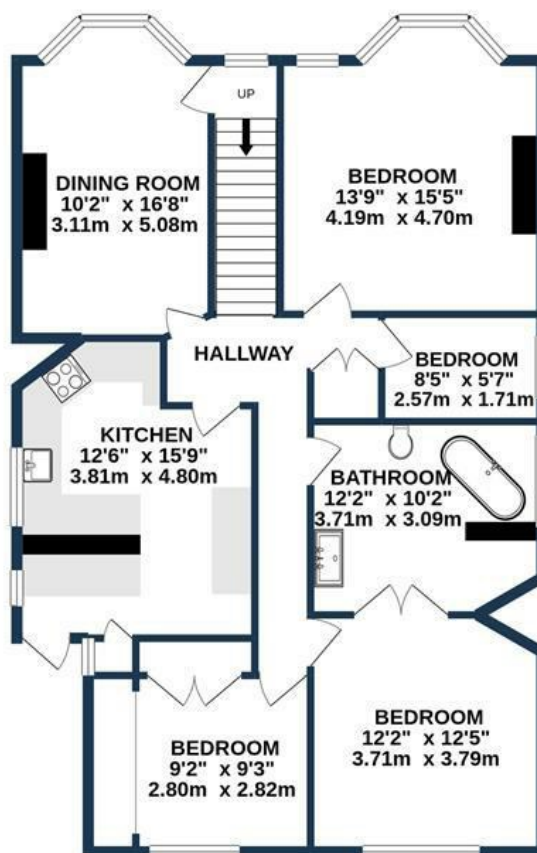
REAR: Shingle covering, gate to private park.

RESIDENTS PARK: The 4.5 Acre 'Brockley Hill Park' for residents only including tennis courts.

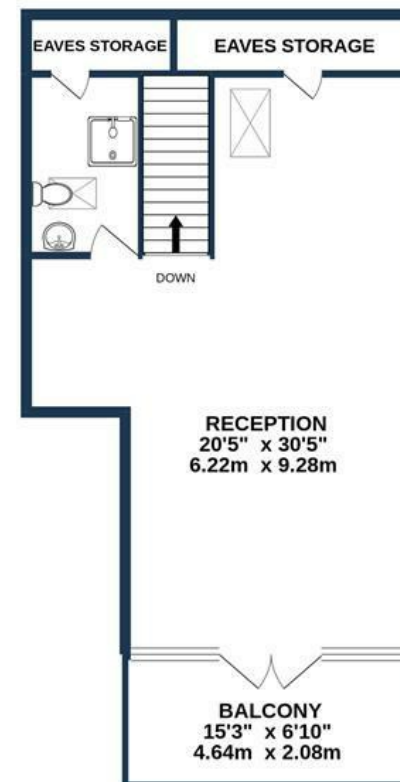
GROUND FLOOR
74 sq.ft. (6.9 sq.m.) approx.



FIRST FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



SECOND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 sq.m.) approx.

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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Viewer notes...



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