

# Honley Road, SE6

Offers in Excess of: £985,000

**Bryan & Keegan**  
ESTATE AGENTS

- Five bedrooms and three bathrooms
- Architecturally designed
- Solid American oak kitchen, with pantry and utility room
- 80 Ft south facing rear garden
- Exquisitely finished throughout
- Underfloor heating
- Double glazed sash windows throughout
- EPC rating C





Nestled in the heart of a popular, quiet residential street, this stunning mid-terrace Victorian home offers an exceptional blend of historical charm and modern luxury. Thoughtfully renovated to the highest standards throughout this home provides an ideal living space for families and discerning buyers.

This design led home measures in excess of 1750 square feet and as you step inside, you'll be greeted by a spacious and light-filled hallway that sets the tone for the rest of the property. The ground floor features a generous living room containing a wood burning stove surrounded with Aegean limestone and a slate hearth, perfect for entertaining guests or enjoying a cozy night in. Boasting high ceilings, large double glazed sash windows and engineered oak flooring throughout, this fantastic property is one not to be missed.

Equipped with state-of-the-art appliances such as an induction range oven, integrated fridge freezer and a stylish island with Italian ceramic worktops, this solid American Oak kitchen is perfect for culinary enthusiasts. Adjacent to the kitchen is a convenient utility room, offering additional storage and laundry facilities with an additional downstairs WC, making it a stylish yet practical space. Additional benefits of this property include underfloor heating and in-ceiling speakers throughout the downstairs. Also, heritage aluminium Crittall doors in both the kitchen and the loft extension.

The private 80ft south facing garden is a highlight of this exceptional property. With a perfect balance of lawn and patio areas, this outdoor space is ideal for al fresco dining, gardening, or simply relaxing in the sun. Mature plants and thoughtfully placed shrubbery provide privacy and a touch of nature, making it a serene retreat from the hustle and bustle of everyday life.

The property is ideally located within in easy reach of a fantastic selection of restaurants, shops, bistros and more. Green spaces nearby include the popular Ladywell Fields and Mountsfield Park. Also, in prime location for transport links, with nearby stations including Catford, Catford Bridge and Hither Green.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.