



barnard marcus

Woodcombe Crescent, London SE23 3BG



welcome to

Woodcombe Crescent, London

ALAN TITCHMARSH EAT YOUR HEART OUT! Barnard Marcus are proud to present this Stunning Three Bedroom Semi Detached House to the market. Barnard Marcus are proud to present this stunning 1930's house to the market. This property has been loved, cared and improved by the current owner. Boasting over 1300 sq ft, this property consists of; Living Room, Modern Open Plan Kitchen/Diner, recently added conservatory, downstairs W/C and utility room. In the magnificent rear garden, you will find a 3-tiered landscaped garden, that has been loved and natured by the current sellers, at the top of the garden you will find a Studio/Office Work space. The first floor consists of three bedrooms & a generous bathroom with separate shower & bath. There is ample loft space, which offers potential for development, (subject to planning permission). Situated on one of Forest Hill's most desirable roads, Woodcombe Crescent is a quiet tree lined street tucked away from the South Circular. The highly rated & sought after Fairlawn & Horniman Primary Schools are close by. Forest Hill Station is approximately 7 minute walk from the front door (0.25miles), with transport connections to London Bridge within 15 minutes and the London Overground line which provides direct links to Canada Water (for the Jubilee line), Whitechapel (for the Elizabeth line) & Shoreditch High Street. Forest Hill which is an increasingly popular area with amenities such as Forest Hill Pools & library within easy reach, along with the ever popular Horniman Museum & many shops, cafés & excellent restaurants in Forest Hill, East Dulwich, Peckham Rye and many more.

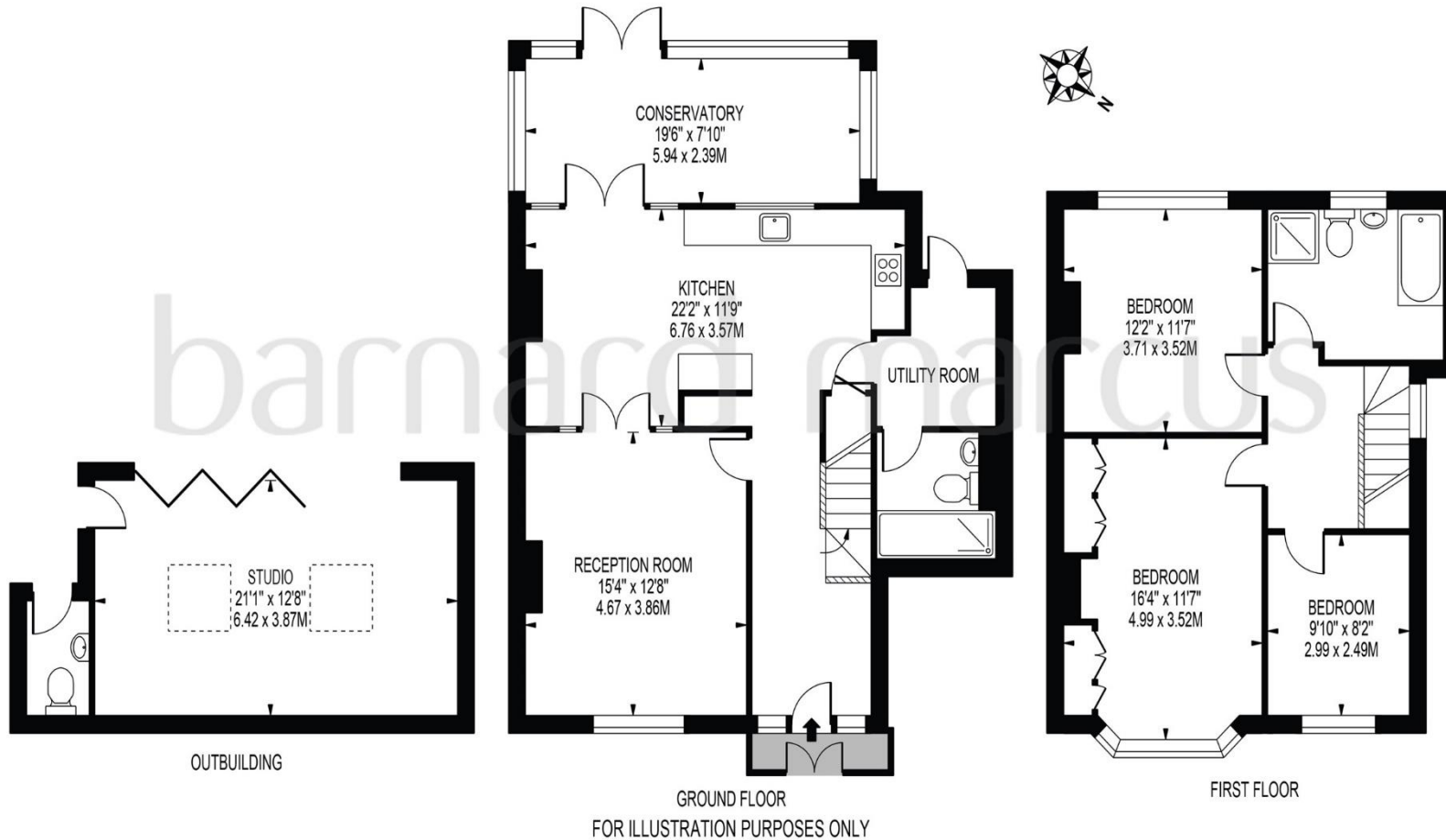


WOODCOMBE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1402 SQ FT - 130.25 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 293 SQ FT - 27.24 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Woodcombe Crescent, London

- 3 Bedroom Semi Detached
- Modern Open Plan Living/Kitching
- Quiet Residential Area
- Beautiful Landscaped Garden
- Walking Distance To Forest Hill Station & Various Transport Links
- Largen Modern Studio/ Home Working Space
- Excellent Condition Throughout

Tenure: Freehold EPC Rating: D

£1,100,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD102820



Property Ref:
SYD102820 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

barnard marcus



020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, LONDON, SE26 5EX



barnardmarcus.co.uk