



Thorpewood Avenue, SE26  
Guide Price £850,000-£875,000

0208 702 9444  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Chain free
- Semi detached house
- Three bedroom
- Separate fitted kitchen
- Spacious 31ft front reception/dining room
- Beautiful private rear garden
- Front driveway
- Wooden flooring throughout
- 0.4 miles from Forest Hill Station
- Located in the Elliot Bank Catchment area

# In detail

A wonderful semi-detached three bedroom family home for sale on the very popular Thorpewood Avenue. Offered chain free.

This recently redecorated spacious property comprises three bedrooms, separate fitted kitchen, modern bathroom suite and a spacious 31ft front reception/dining room which leads on to a beautiful private rear garden. Further benefits include a front driveway, double glazing, fireplaces, wooden flooring throughout, downstairs WC cloakroom, a spacious attic, an abundance of light and so much more.

On the side of the house there is a long covered lean-to which is ideal for bicycle storage as well as for garden tools. There are doors on both ends of this allowing for easy side access.

Located approximately just 0.4 miles from Forest Hill Station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. The property is in the Elliot Bank Catchment area and is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks, cafes and short walk to Forest Hill Pools.

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band: E



# Floorplan

## Thorpewood Avenue , SE26

Approximate Gross Internal Area

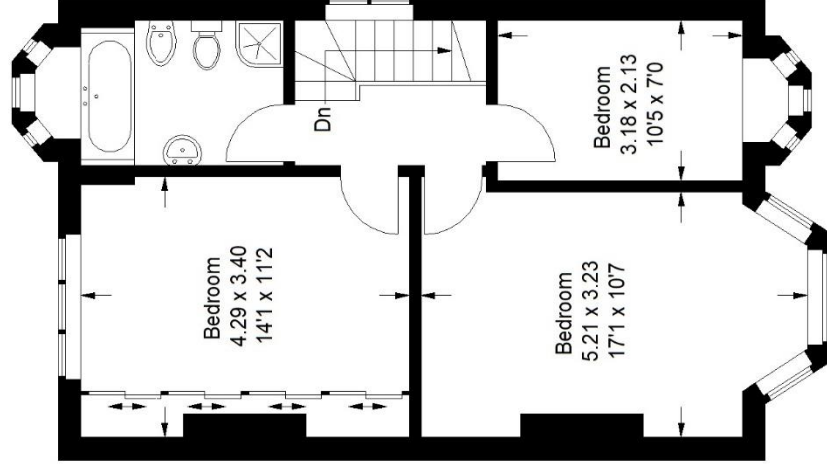
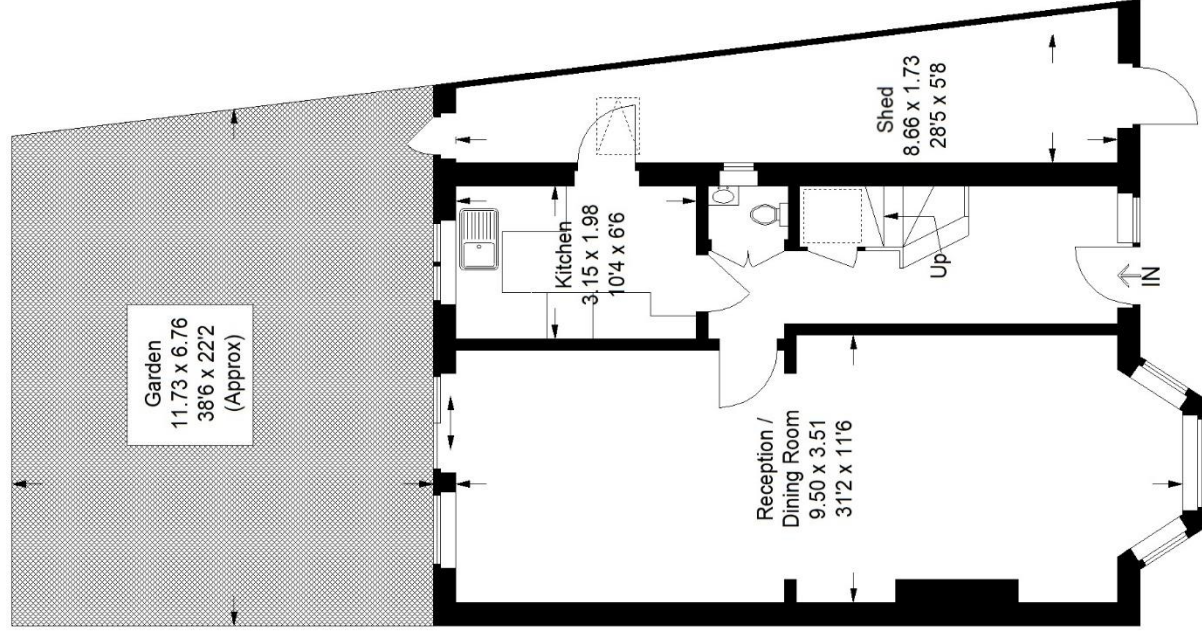
Ground Floor = 63.1 sq m / 679 sq ft

First Floor = 50.0 sq m / 538 sq ft

Total = 113.1 sq m / 1217 sq ft



 = Reduced Headroom Below 1.5 M / 5'0"



**Ground Floor**

**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.