



Woolstone Road, SE23
Guide £875,000-£900,000

0208 702 9444
pedderproperty.com

pedder





In general

- Four double bedrooms
- Front characterful reception room
- Two modern bathroom suites
- Open-plan kitchen/dining room
- Large, landscaped private garden
- Spacious two-car driveway with electric car charge port
- Underfloor heating in both bathrooms
- Wooden shutters
- Side access to the garden
- Just 0.8 miles from Forest Hill station

In detail

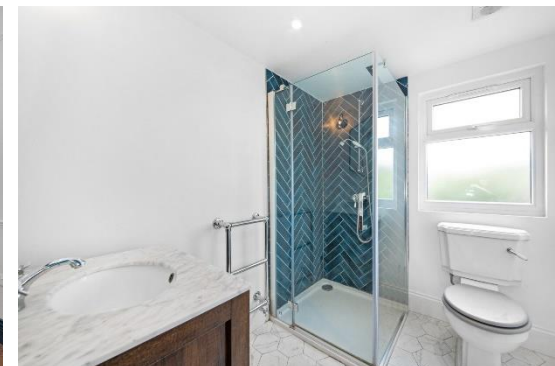
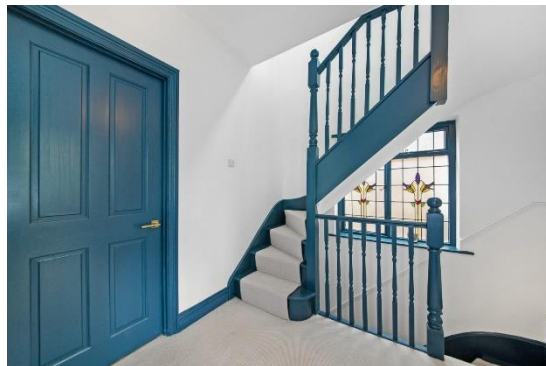
A wonderful four bedroom, two bathroom family home for sale on Woolstone Road in Forest Hill with a stunning private rear garden.

This completely renovated home is arranged over three floors and comprises a front characterful reception room, four double bedrooms, two modern bathroom suites, open-plan kitchen/dining room with bi-folding doors that opening directly onto a large, landscaped rear garden. The property also benefits from a spacious two-car driveway with electric car charge port, a ground floor WC, stone flooring in the hallway, double glazing, wooden shutters, engineered wood flooring, underfloor heating in both bathrooms, a stunning log burner, side access, utility cupboard, an abundance of light, plenty of storage and so much more. The loft conversion has been architecturally designed in way to allow for a 5th bedroom if desired.

Located approximately just 0.8 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes, green spaces and very popular schools.

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

EPC: D | Council Tax Band: D



Floorplan

Woolstone Road, SE23

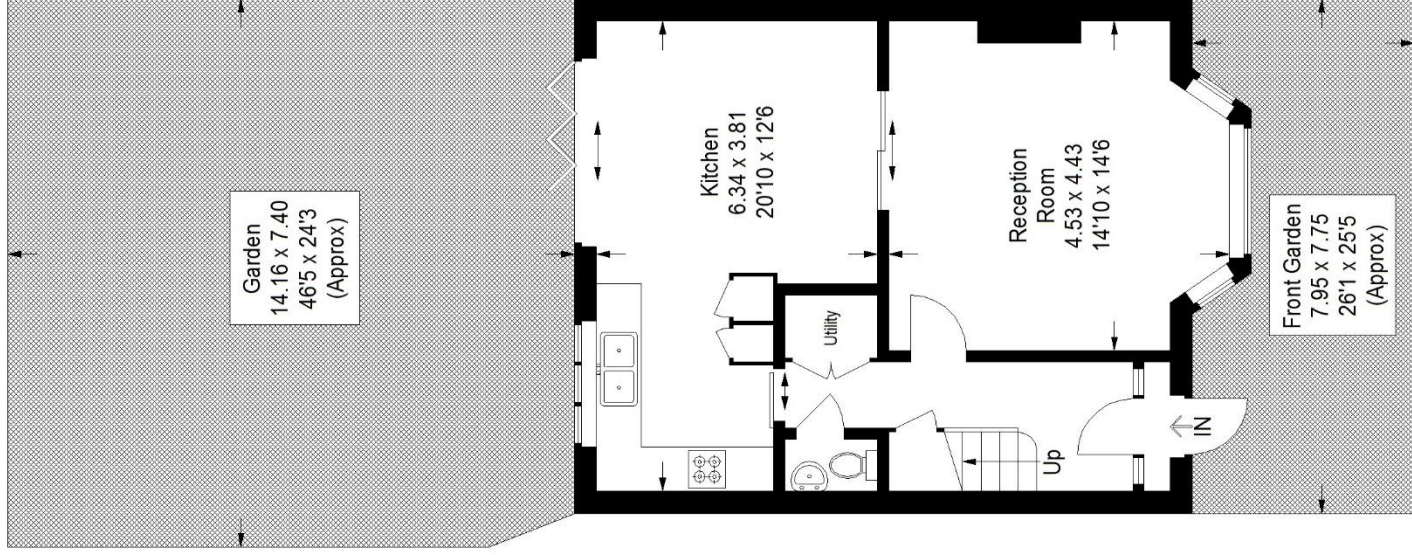
Approximate Gross Internal Area

Ground Floor = 51.9 sq m / 559 sq ft

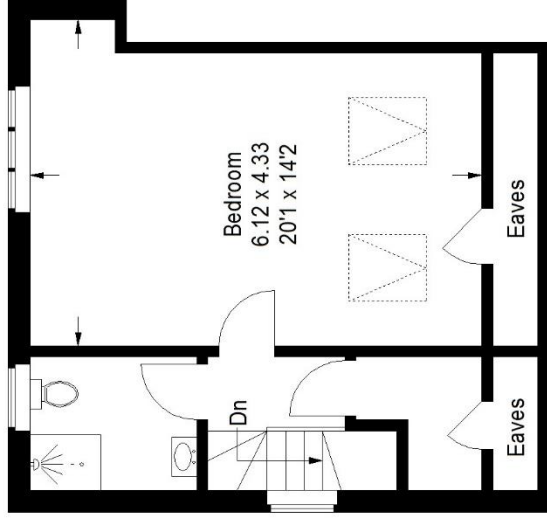
First Floor = 51.2 sq m / 551 sq ft

Second Floor (Excluding Eaves) = 36.5 sq m / 393 sq ft

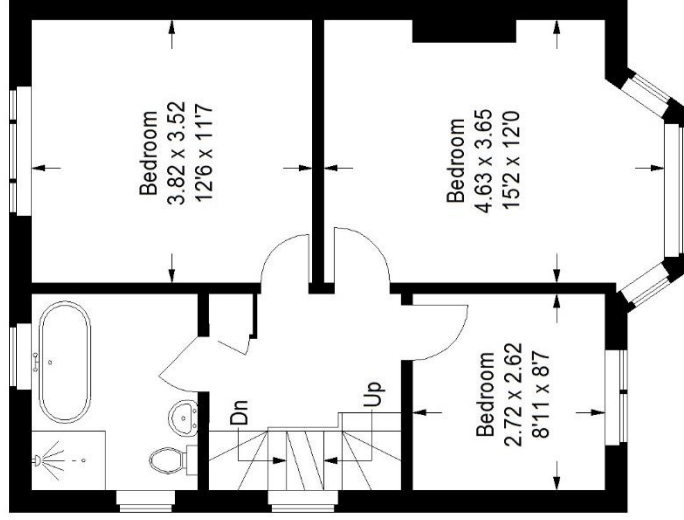
Total = 139.6 sq m / 1503 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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.