



Kemble Road, SE23
£800,000

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In general

- 97ft private rear garden
- Off-street parking
- Potential to extend STPP
- Three bedrooms
- Double glazed windows
- Separate fitted kitchen
- Spacious front reception room
- 0.6 miles from Forest Hill Station
- Very popular street
- Rear dining room

In detail

A charming three bedroom terraced house for sale on the popular Kemble Road with a 97ft private rear garden.

This wonderful property comprises a large front reception room, separate kitchen, bathroom suite, WC, three bedrooms and dining room that leads on to an incredible 97ft private rear garden. Further benefits include plenty of storage, an abundance of light, off-street parking, fireplace, potential to extend (STPP) and so much more.

Located approximately 0.6 miles from Forest Hill station, the property offers fantastic transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs, parks and very popular local schools.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band: D



Floorplan

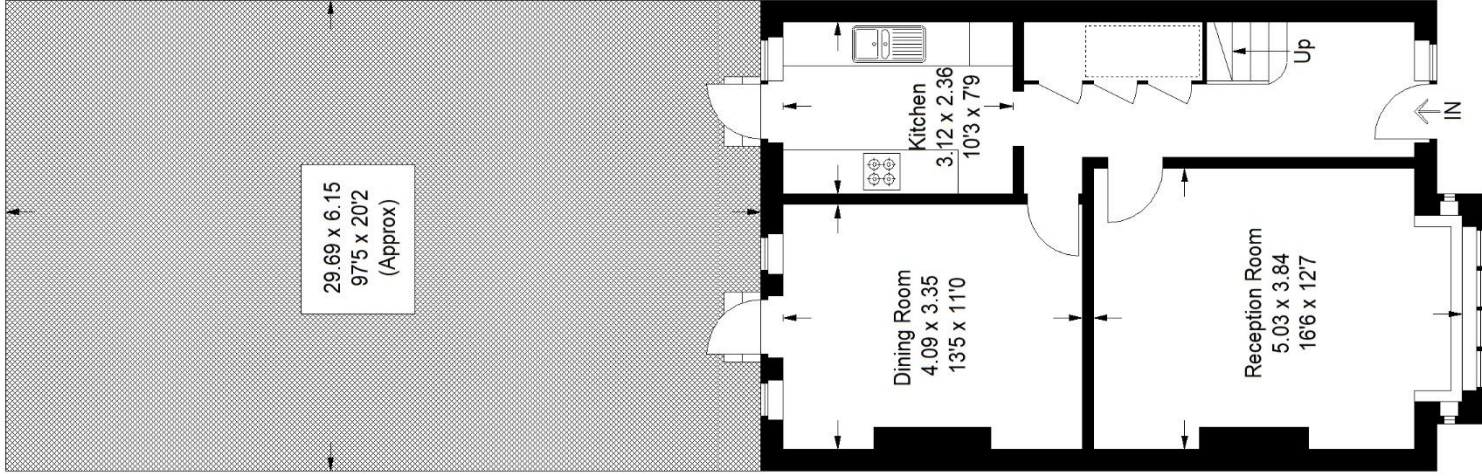
Kemble Road, SE23

Approximate Gross Internal Area

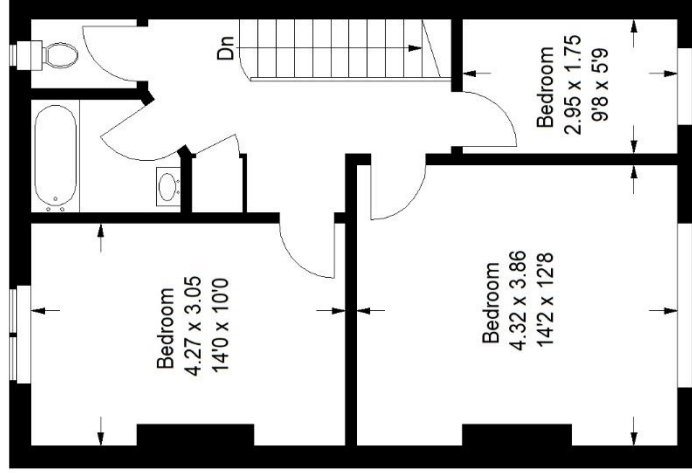
Ground Floor = 52.8 sq m / 568 sq ft

First Floor = 51.8 sq m / 558 sq ft

Total = 104.6 sq m / 1126 sq ft



= Reduced headroom below 1.5 m / 5'0



Ground Floor

First Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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