



Queenswood Road, SE23
Guide Price £800,000-£850,000

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In general

- Popular street
- Four bedrooms
- Two bathrooms
- 35ft kitchen/reception room
- Bi-folding doors
- Private rear garden
- Large front driveway
- Log burner
- High spec finish and appliances
- Close to great amenities

In detail

A beautifully presented four bedroom family home for sale on the very popular Queenswood Road with a private and secluded garden.

This semi-detached property has been fully extended and comprises four bedrooms, two modern bathroom suites, a spacious 35ft open plan kitchen/reception room with large bi-fold doors leading to a beautiful private rear garden. Further benefits include a high spec finish and appliances, large front driveway with off-street parking for multiple cars, wooden flooring throughout, log burner and so much more.

The property is situated approximately just 0.7 miles to both Forest Hill & Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

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

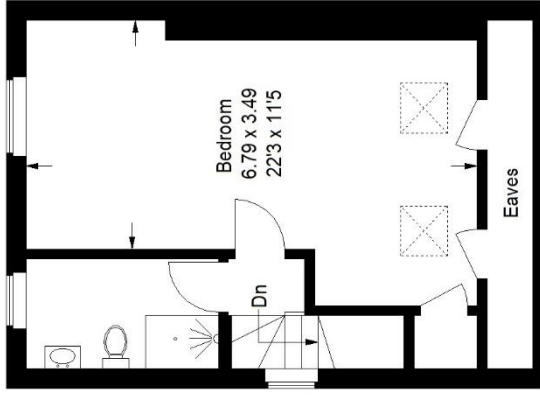
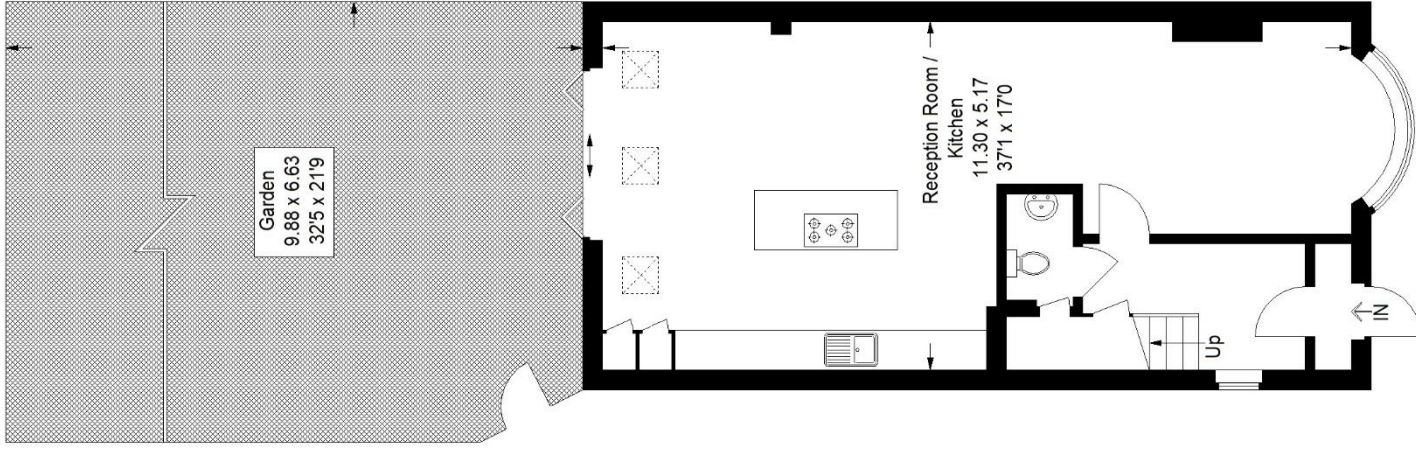
EPC: C | Council Tax Band: E



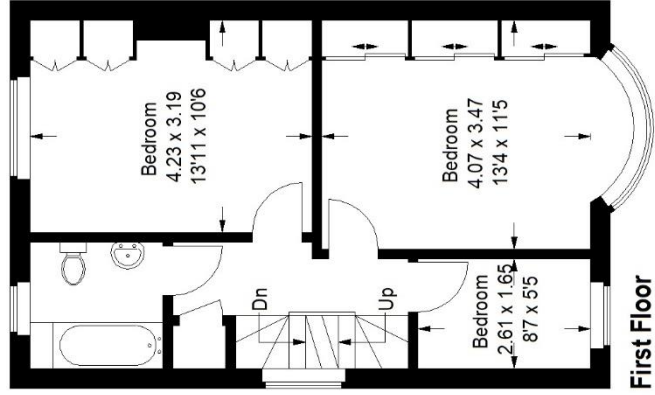
Floorplan

Queenswood Road, SE23

Approximate Gross Internal Area
 Ground Floor = 61.0 sq m / 656 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Second Floor = 33.2 sq m / 357 sq ft
 (Excluding Eaves)
 Total = 139.6 sq m / 1502 sq ft



Second Floor



First Floor

Ground 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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