



Woolstone Road, SE23
Guide Price £900,000-£925,000

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In general

- Spacious front reception room with bay window
- Four bedrooms
- Separate dining area
- Large, private rear garden
- Summerhouse in the garden fitted with electrics
- Spacious front driveway
- 0.6 miles from Forest Hill station

In detail

A wonderful four bedroom family home for sale on Woolstone Road with large private rear garden.

Measuring over 1790 Sq Ft. this home comprises a spacious front reception room with bay window, separate dining area, four bedrooms, modern bathroom suite and an open plan kitchen/reception room leading directly onto a large, private rear garden. The property also benefits from a spacious front driveway, summerhouse in the garden fitted with electrics, double glazing, downstairs WC, gas central heating, utility room, side access, an abundance of light and so much more.

Located approximately just 0.6 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, cafes and gastro pubs.

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

EPC: D | Council Tax Band: D



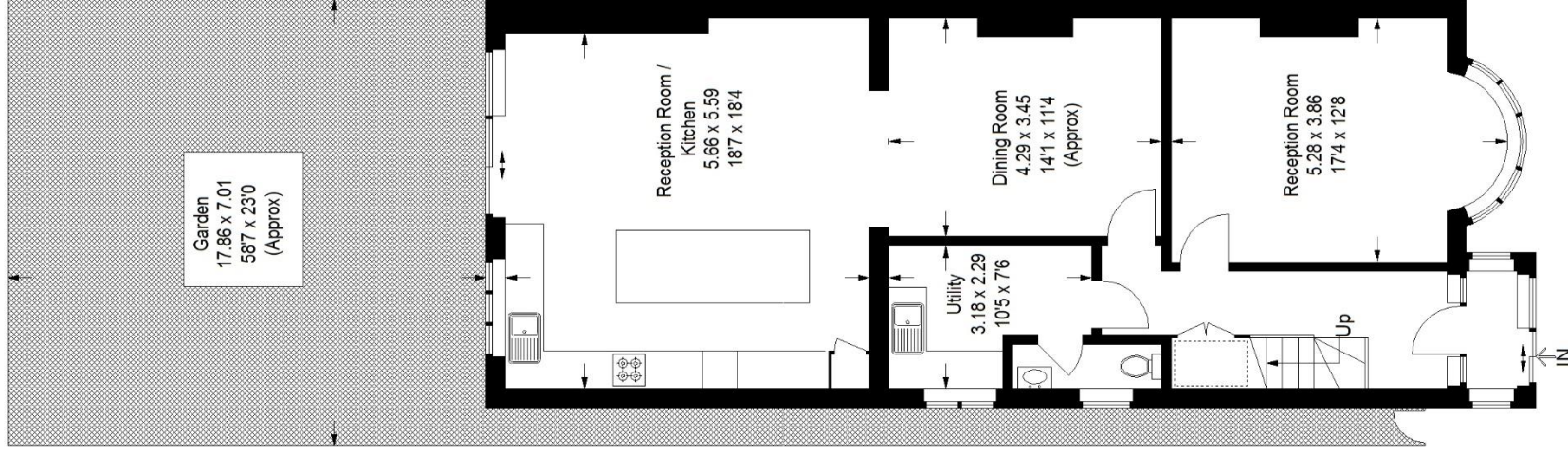
Floorplan

Woolstone Road, SE23

Approximate Gross Internal Area
 153.6 sq m / 1653 sq ft
 Summer House = 13.3 sq m / 143 sq ft
 Total = 166.9 sq m / 1796 sq ft

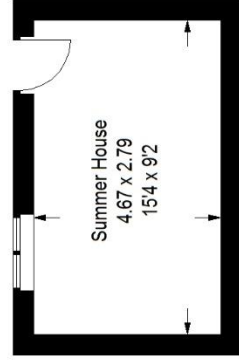


Garden
 17.86 x 7.01
 58'7 x 23'0
 (Approx)



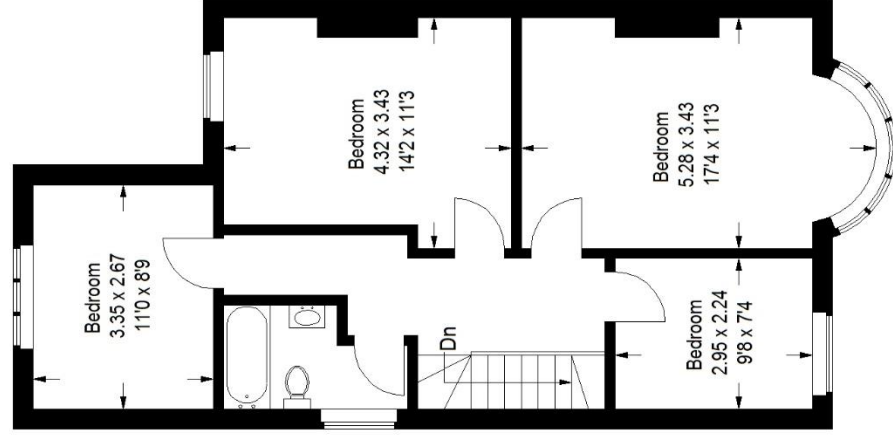
Ground Floor

--- = Reduced headroom below 1.5 m / 5'0"



Outbuilding

(Not Shown In Actual Location / Orientation)



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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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