



Perry Vale , SE23

Guide Price £1,250,000-£1,350,000

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In general

- Set over 1,970 Sq Ft
- Four double bedrooms
- Three reception rooms
- Two modern bathroom suites
- 65ft private rear garden
- Underfloor heating on the ground floor
- Parquet flooring
- Brand new kitchen
- Bright and spacious

In detail

A stunning four double bedroom family home for sale on the heart of Forest Hill with off-street parking and a beautiful private rear garden.

This wonderful property is set over almost 2,000 Sq Ft and comprises four double bedrooms, two modern bathroom suites, three reception rooms and a large brand new kitchen that leads directly on to a beautiful private rear garden. Further benefits include underfloor heating on the ground floor, downstairs WC, sash windows, high ceilings, fire place, parquet flooring, log burner, built-in storage, an abundance of light, plenty of storage and so much more.

The property is situated approximately 0.3 miles to Forest Hill station 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, gastro pubs and outstanding schools.

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

EPC: C | Council Tax Band: G



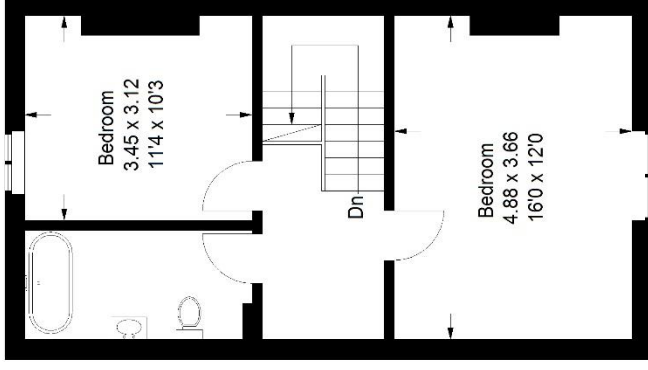
Floorplan

Perry Vale, SE23

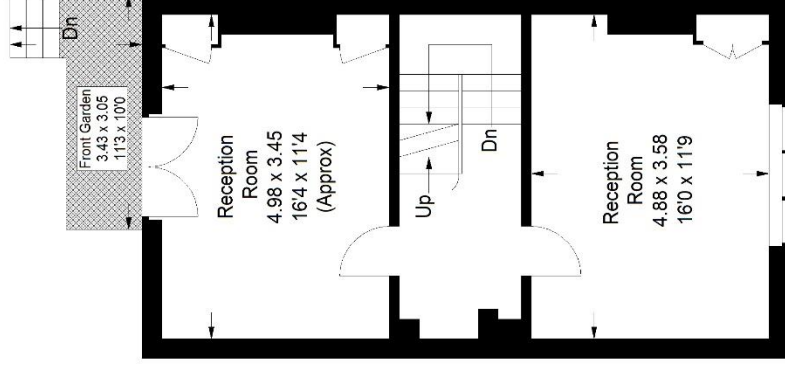
Approximate Gross Internal Area
183.0 sq m / 1970 sq ft



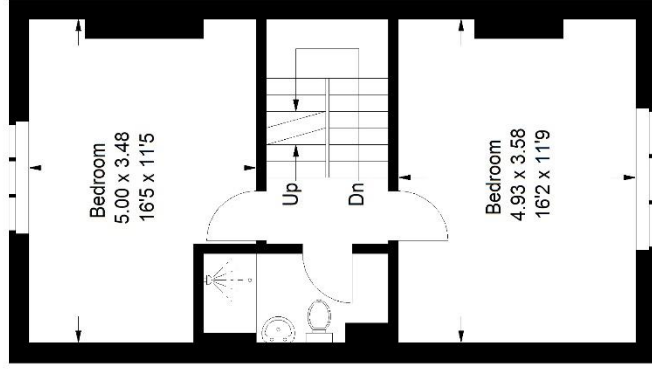
Ground Floor



Third Floor



First Floor



Second Floor

Reduced headroom
below 1.5 m / 5'0"

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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	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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