



Woolstone Road, SE23
Guide Price £1,750,000

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In general

- Seven bedrooms
- Four reception rooms
- 25ft dining room
- Separate fitted kitchen
- Underfloor heating
- Beautiful private rear garden
- Off-street parking
- Electric gates
- Marble flooring
- Close to excellent transport links

In detail

A truly incredible seven-bedroom detached house for sale on the sought-after Woolstone Road with a beautiful private rear garden.

Set over 3,800 Sq Ft, this stunning property comprises four spacious reception rooms, a huge 25ft dining room, WC, utility room, two modern bathroom suites, fitted study, seven bedrooms of which the master boasts an en-suite and a separate fitted kitchen that opens on to a beautifully landscaped private rear garden that boasts a summer house.

Further benefits include off-street parking, electric gates, air conditioning units, CCTV, underfloor heating, side access, double glazing throughout, Harvey water softener, built in storage, beautiful cornicing and marble fireplaces, high ceilings, shutters, marble flooring, an abundance of light and so much more.

The property is set 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, cafes and gastro pubs.

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

EPC: D | Council Tax Band: G



Floorplan

Woolstone Road, SE24

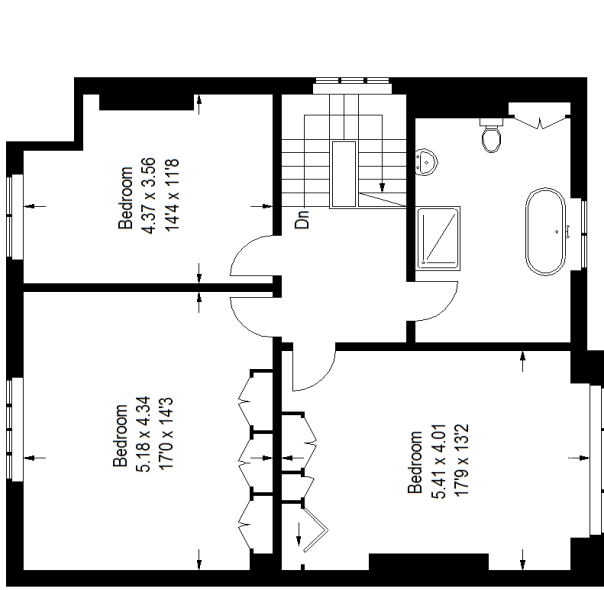
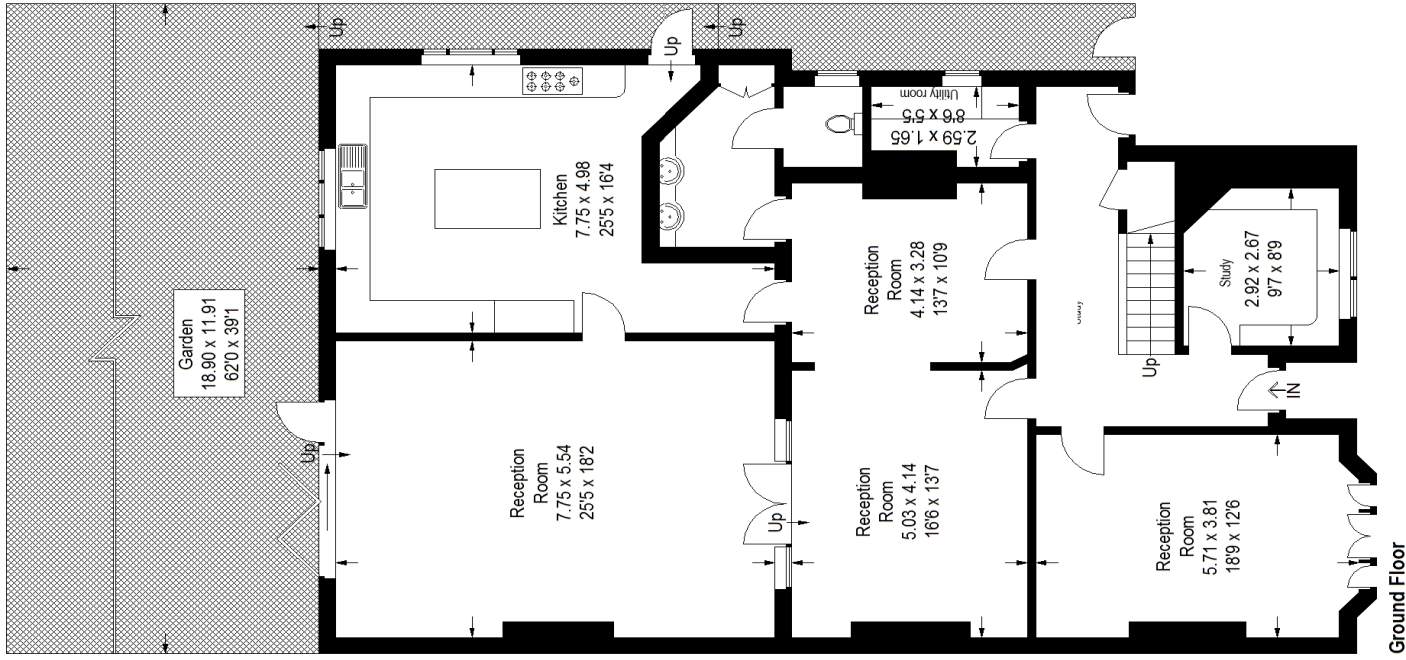
Approximate Gross Internal Area

Ground Floor = 178.9 sq m / 1926 sq ft

First Floor = 92.8 sq m / 999 sq ft

Second Floor = 85.8 sq m / 923 sq ft

Total = 357.5 sq m / 3848 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		

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