



Church Rise, SE23
Guide price £950,000 - £1,000,000

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In general

- Chain Free
- Planning permission granted to extend
- Huge rear garden
- Four bedrooms
- Two reception rooms
- Separate kitchen
- Garage
- Large front garden/driveway

In detail

An incredible four bedroom family home for sale on the very sought-after Church Rise in Forest Hill. Offered chain free with a huge garden.

Set over 1,866 sq ft, this amazing period property sits on a large plot with front and rear gardens and comprises four bedrooms, two large reception rooms complete with bay window, spacious brand new fitted kitchen, two bathrooms and a huge private rear garden.

Further benefits include an abundance of character throughout, a spacious front garden, garage, original features, fitted wardrobes, fireplace, central staircase, ground floor WC, New flooring and carpets throughout and so much more. Planning permission has also been granted to extend this wonderful home.

The property is set on quiet, leafy street approximately 0.3 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 distance to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs, local parks and popular schools.

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

EPC: E | Council Tax: Band E




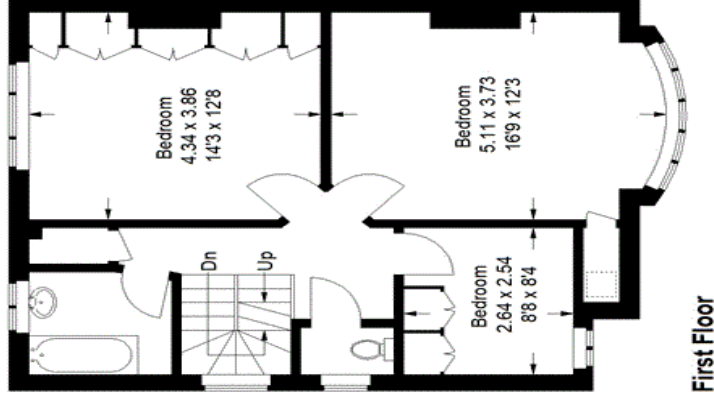
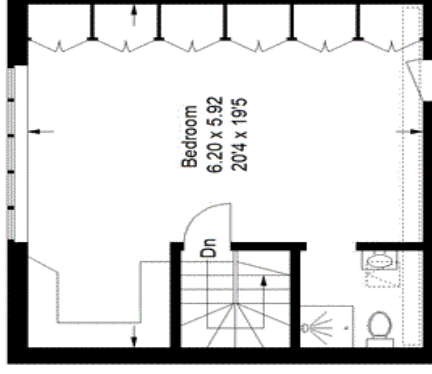
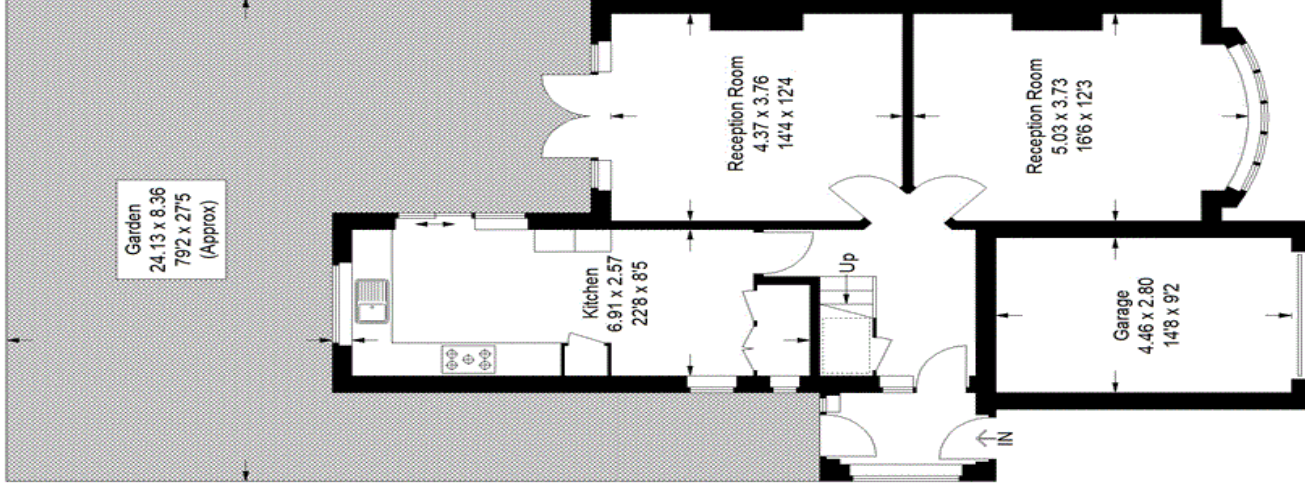
Floorplan

Church Rise, SE23

Approximate Gross Internal Area
 Ground Floor = 64.8 sq m / 698 sq ft
 First Floor = 58.9 sq m / 634 sq ft
 Second Floor = 36.9 sq m / 397 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 173.3 sq m / 1866 sq ft



 = Reduced headroom below 1.5 m / 5'0"



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		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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