



Acorn Way, SE23  
£600,000

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# In general

- Three double bedroom
- Spacious reception room
- 25ft kitchen/dining room
- Beautiful west-facing garden
- Front garden with driveway
- Spacious hallway
- Two large sheds in the rear garden
- Loft space
- Close proximity of Forest Hill and Sydenham stations

# In detail

A wonderful three double bedroom family home for sale on a quite cul-del-sac with a beautiful west-facing rear garden.

This property comprises a spacious reception room, three double bedrooms, modern bathroom suite and a separate 25ft kitchen/dining room which leads directly on to a beautiful private rear garden. Further benefits include front garden with driveway, spacious hallway, downstairs WC, two large sheds in the rear garden, loft space, an abundance of light, plenty of storage and so much more.

The property is situated within close proximity of Forest Hill and Sydenham stations offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short walk to various amenities including a variety of popular schools, restaurants, coffee shops, cafes, gastro pubs and parks. Viewings are highly recommended, call the Pedder Forest Hill Sales team to arrange a viewing.

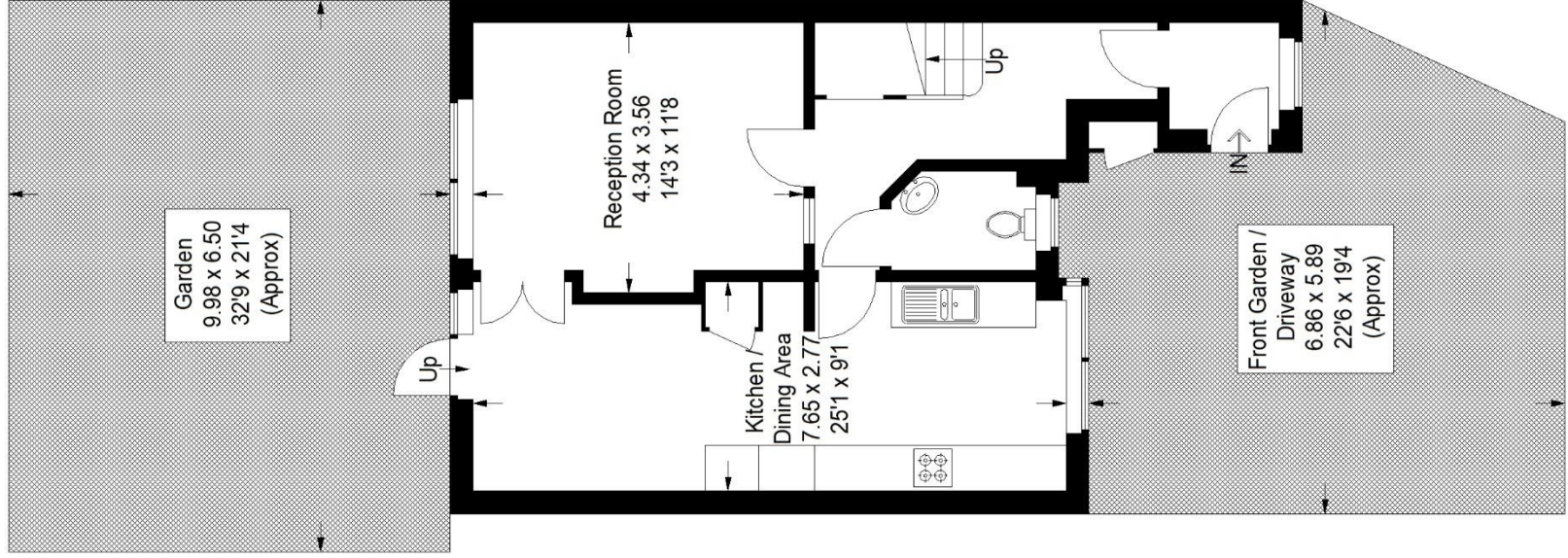
EPC: C | Council Tax Band: D



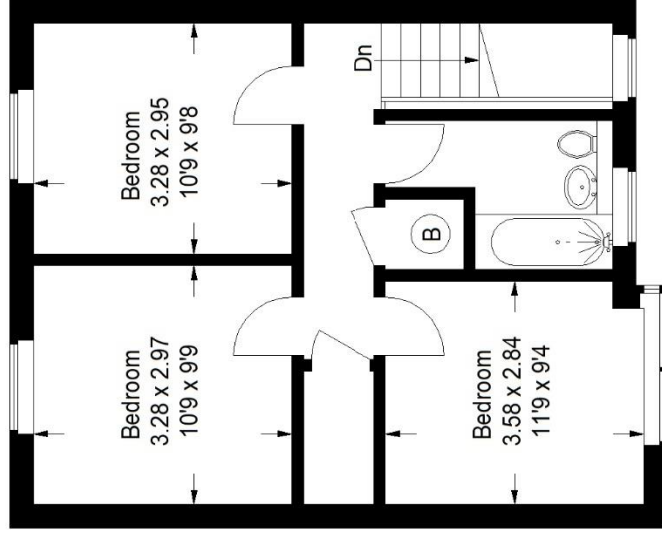
# Floorplan

## Acorn Way, SE23

Approximate Gross Internal Area  
97.5 sq m / 1049 sq ft



**Ground Floor**



**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		
69-80	C	71 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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