



Cranston Road, SE23 | £650,000

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## In General

- Offered chain free
- Private 113 ft rear garden
- Large front reception room
- Three bedrooms
- Conservatory which leads directly on to the garden
- Dining room
- Many original features
- Potential to extend (STPP)
- 0.8 miles from Forest Hill station
- Large garage

## In Detail

A charming three bedroom terraced house in need of modernisation for sale on Cranston Road with a private 113ft garden.

This property is offered chain free and comprises a large front reception room, separate kitchen, bathroom suite, three bedrooms, dining room and a conservatory which leads directly on to a large private rear garden. Further benefits include plenty of storage, an abundance of light, many original features, potential to extend (STPP) and so much more.

Located approximately 0.8 miles from Forest Hill station, the property offers fantastic 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 restaurants, coffee shops, cafes, gastro pubs, parks and very popular local schools.

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

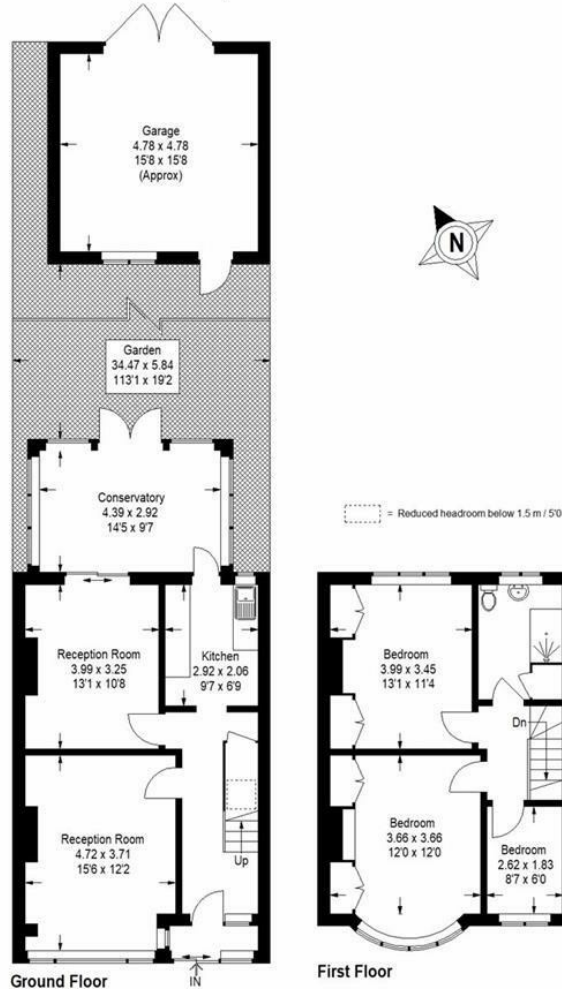
EPC: F | Council Tax Band: D



# Floorplan

## Cranston Road, SE23

Approximate Gross Internal Area  
 Ground Floor = 65.1 sq m / 701 sq ft  
 First Floor = 46.3 sq m / 498 sq ft  
 Garage = 23.8 sq m / 256 sq ft  
 Total = 135.2 sq m / 1455 sq ft



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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.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| 102 plus) A                                 |  |                            |           |
| 81-101) B                                   |  |                            |           |
| 69-80) C                                    |  |                            |           |
| 55-68) D                                    |  |                            |           |
| 39-54) E                                    |  |                            |           |
| 21-38) F                                    |  |                            |           |
| 1-20) G                                     |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

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