

Houston Road, SE23 | £1,100,000

02087029444 foresthill@pedderproperty.com











## In General

- Four double bedrooms
- · Semi dethatched
- 0.7 Miles from Forest Hill Station
- Garden outbuilding
- Off street parking
- Sash windows
- Private garden

## In Detail

An incredible four bedroom semi-detached family home for sale with a large private rear garden.

This charming property is set over 1735 Sq Ft, comprising of a spacious front reception room, four bedrooms, two bathrooms and a downstairs WC, a fully refurbished fitted kitchen and large dining room both leading on to a wonderful private rear garden.

Further benefits include off street parking, sash windows, spacious hallways, exposed wooden flooring, pantry, fireplaces, garden outbuilding, high ceilings, plenty of storage, and so much more.

The property is approximately 0.7 miles to Forest Hill stations 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 outstanding rated primary schools, a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

EPC: E | Council Tax Band: E



















## Floorplan

## Houston Road, SE23 Approximate Gross Internal Area (Excluding Outbuilding / Eaves) = Reduced headroom 161.2 sa m / 1735 sa ft below 1.5 m / 5'0 Office / Dressing Area Bedroom Eaves Outbuilding 6.25 x 4.60 5.54 x 1.75 4.29 x 2.77 20'6 x 15'1 18'2 x 5'9 14'1 x 9'1 Garden 20.27 x 8.13 66'6 x 26'8 (Approx) Eaves 3.66 x 1.22 12'0 x 4'0 Second Floor 5'9 x 4'2 Kitchen Reception Bedroom Bedroom Room 2 3.56 x 3.35 3.58 x 3.38 4.29 x 3.56 4.27 x 3.56 11'8 x 11'0 11'9 x 11'1 14'1 x 11'8 14'0 x 11'8 Reception Bedroom Room 1 4.72 x 3.66 4.65 x 3.58 15'6 x 12'0 15'3 x 11'9 Dn

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**Ground Floor** 

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.

Very sensity afficient Joseph Rating

Very sensity afficient - loser running costs
(22 plus) A
(61-91) B
(68-90) C
(55-40) D
(75-5)
(1-90) C
(1-90)

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First Floor