



Sunderland Road, SE23 | £2,350,000

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# In General

- Offered chain free
- Six double bedrooms
- Incredible kitchen/dining room
- Large private rear garden
- Utility/boot room with side access
- Private driveway
- Three bathrooms
- Abundance of storage space
- Meticulous detail to design
- Located in the heart of Forest Hill

# In Detail

A truly exceptional double-fronted, six-bedroom, three-bathroom detached family home for sale on the very popular Sunderland Road in the heart of Forest Hill. Offered chain-free.

Set over three floors and 3,500 sq ft, this remarkable home offers meticulous attention to design and colour that flows throughout the property.

The ground floor comprises a 27 ft double reception room, a separate front reception complete with bay window and fireplace, a very convenient utility/boot room with side access, a single WC, and an incredible 27 ft x 28 ft rear kitchen/dining room with sliding glass doors onto a stunning, private, landscaped rear garden.

The first floor hosts four of the six double bedrooms, including the principal bedroom measuring an impressive 18 ft into the bay window with a luxury en-suite attached. There is also an incredible family bathroom with a freestanding bath, walk-in shower, and separate WC.

The top floor consists of the final two double bedrooms and the third bathroom, all finished to the same remarkably high-quality standard found throughout this resplendent family home.

Further benefits include: an extremely high specification throughout, an abundance of light, underfloor heating, a Banham alarm system, a log-burning stove, eaves storage, a double fridge-freezer, a Wolf oven, a cellar used for additional storage, various period features, and so much more.

The property is approximately 0.5 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 across London. It is also very well located for access to various local amenities, including outstanding state and private schools, a variety of parks, restaurants, supermarkets, coffee shops, cafés, and gastropubs.

Viewings are highly recommended. Call the Pedder Forest Hill Sales team to arrange a viewing.

EPC: D | Council Tax Band: G

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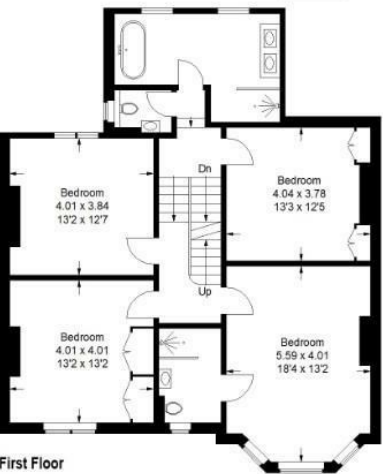
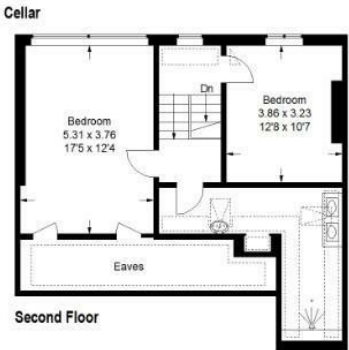
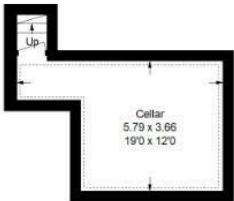
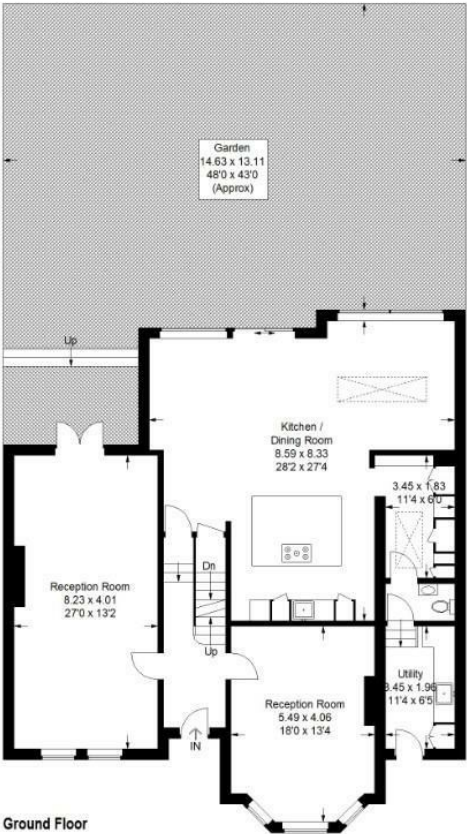
# Floorplan

Sunderland Road, SE23

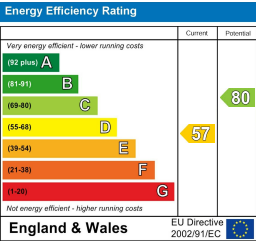
Approximate Gross Internal Area  
325 sq m / 3499 sq ft



--- = Reduced headroom  
below 1.5 m / 5'0"



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