



Siddons Road, SE23 | £1,100,000

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# In General

- Chain-free
- Four double bedrooms
- Modern bright kitchen/dining room
- Spacious double reception room
- Landscaped rear garden
- Modern bathroom suites
- Underfloor heating throughout
- Walk-in wardrobe
- Close to excellent transport links
- Immaculate finish

# In Detail

A truly exceptional four-bedroom period family home for sale set over 2,000sq ft on Siddons Road with a beautiful private rear garden, offered chain-free.

The ground floor comprises a spacious front double reception room with wood burning stove and a spectacular kitchen/dining room featuring pivot-and-slide doors that effortlessly connect the interior to a beautifully landscaped private rear garden, creating a seamless indoor/outdoor living experience. The kitchen spans 24ft (approx. 7.3m) and includes polished concrete work surfaces, premium fittings, and bespoke cabinetry.

Upstairs, you will find three double bedrooms and a modern bathroom suite. On the top floor is a wonderful master bedroom boasting a freestanding cast iron bath, a Contura wood-burning stove, a walk-in wardrobe, and a bright, spacious shower/steam room with an integrated speaker system.

Key features include underfloor heating throughout, a full re-wire, 5-amp lamp circuits, complete re-plumbing, water softener, double-glazed wooden sash windows, high ceilings, wooden shutters, oak hardwood engineered flooring, a repointed facade (front and rear) with traditional lime mortar, abundant natural light, and ample storage throughout.

Located just 0.6 miles (approx. 960m) from Forest Hill station, the property offers fantastic transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations. It is also just a short distance from various amenities, including a variety of restaurants, coffee shops, cafés, gastropubs, parks, and well-regarded independent and state schools.

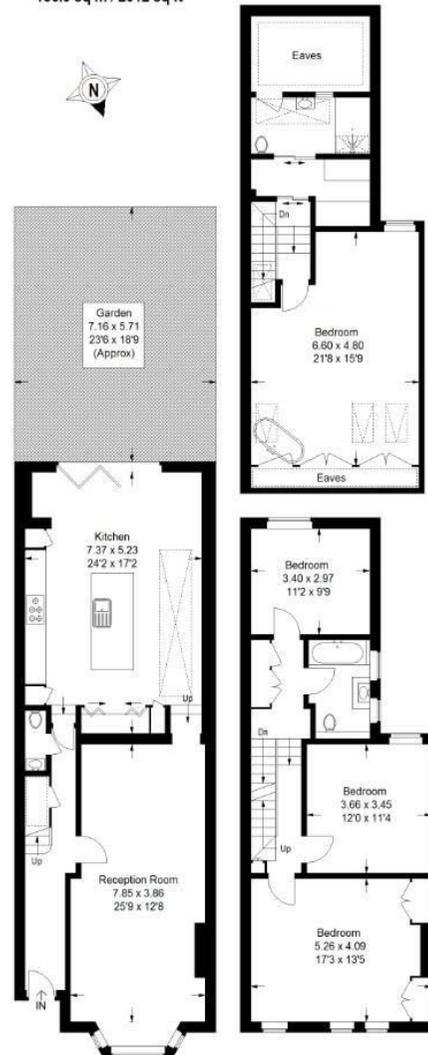
Viewings are highly recommended, call the Pedder Forest Hill Sales team to arrange a viewing.

EPC: C | Council Tax Band: D



# Floorplan

Siddons Road, SE23  
 Approximate Gross Internal Area  
 (Excluding Eaves)  
 186.9 sq m / 2012 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		77	80
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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