



Woodcombe Crescent, SE23 | Guide Price £1,000,000

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# In General

- Guide Price £1,000,000-£1,100,000
- Five bedrooms
- Beautiful 95ft rear garden
- Separate fitted kitchen
- Two bathroom suites
- Close to excellent transport links
- Brick built outbuilding
- Abundance of light
- Eaves storage
- Popular street

# In Detail

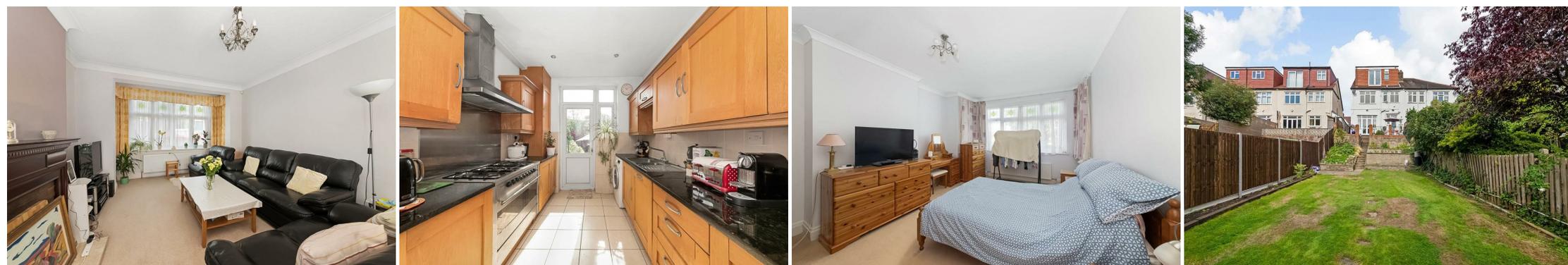
Guide Price, £1,000,000-£1,100,000. A stunning five-bedroom semi-detached family home for sale on sought-after Woodcombe Crescent, featuring a beautiful 95ft private rear garden.

Spanning 1,646 sq ft, this exceptional property features a spacious double reception room, a separate fitted kitchen, five bedrooms, two modern bathrooms, and a beautifully landscaped rear garden. Additional features include abundant natural light, a Juliet balcony, generous eaves storage, double-glazed windows and a feature fireplace. The beautifully maintained garden offers a spacious patio seating area, a well-kept lawn with a Koi pond, and a brick-built outbuilding.

The property is situated approximately just 0.3 miles to Forest Hill station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington and many other locations. It is also just a short distance to various amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and the amazing Horniman Museum and Gardens.

Viewings are highly recommended - call the Pedder Forest Hill sales team to arrange yours today.

EPC: D | Council Tax Band: E



# Floorplan

## Woodcombe Crescent, SE23

Approximate Gross Internal Area  
(Excluding Eaves)

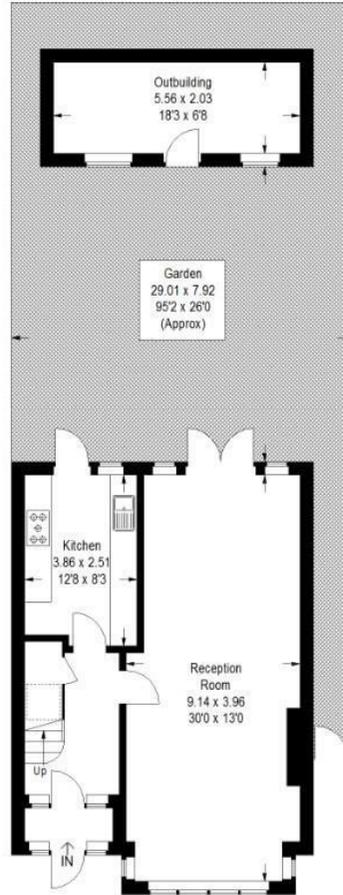
141.2 sq m / 1520 sq ft

Outbuilding = 11.7 sq m / 126 sq ft

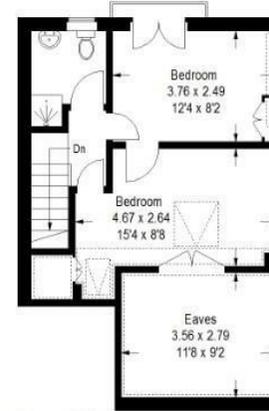
Total = 152.9 sq m / 1646 sq ft



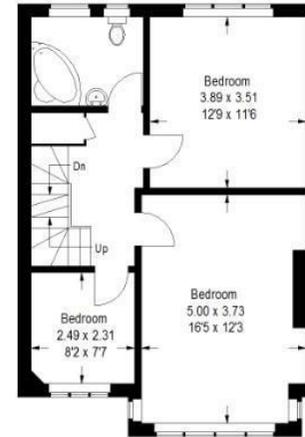
= Reduced Headroom Below 1.5 M / 5'0"



Ground Floor



Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		63	79
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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