



Farren Road, SE23 | Guide Price £900,000

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# In General

- Four double bedrooms
- Two bright and spacious reception rooms
- Open plan kitchen/dining
- Period features
- 1,700 sq ft of internal space
- Two modern bathroom suites
- Bay windows
- Fireplaces
- Close to local amenities
- Excellent transport links

# In Detail

**\*\* Guide Price £900,000 - £950,000 \*\*** A wonderful four double bedroom period family home for sale on the very popular Farren Road.

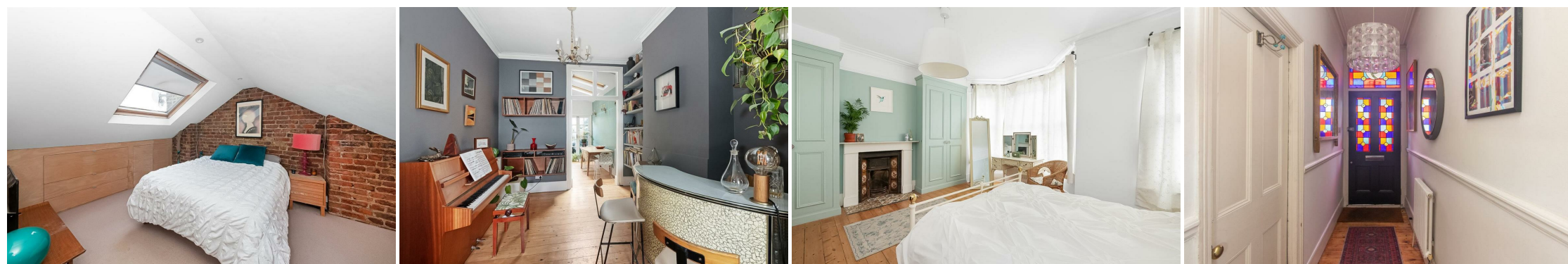
This impressive property offers 1,700 sq ft of internal space arranged over three floors, making it an ideal family home. The ground floor comprises two bright and spacious reception rooms complete with a bay window and fireplace, leading through to a lovely open-plan kitchen/dining area with direct access to the private rear garden.

The first floor offers three well-proportioned double bedrooms and a modern family bathroom, while the second floor provides a further double bedroom, bonus loft room and an additional bathroom, creating excellent flexibility for families, guests or home working.

Located approximately 0.6 miles from Forest Hill station, the property offers fantastic transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington, and many other locations. It is also just a short walk from various amenities, including a variety of restaurants, coffee shops, cafés, gastro pubs, parks and very popular local schools.


Viewings are highly recommended. Call the Pedder Forest Hill Sales team to arrange yours today.

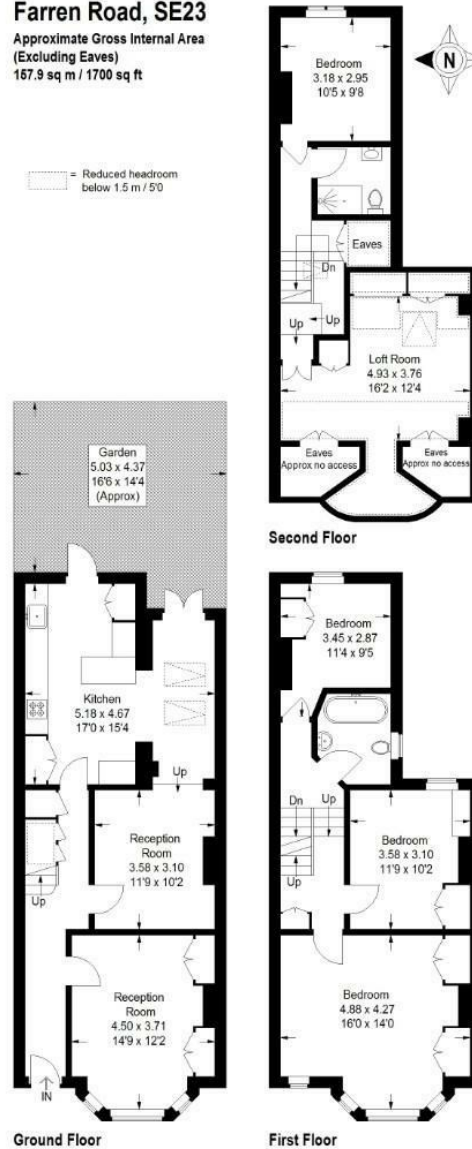
EPC: D | Council Tax Band: D



# Floorplan

**Farren Road, SE23**  
 Approximate Gross Internal Area  
 (Excluding Eaves)  
 167.9 sq m / 1700 sq ft

 = Reduced headroom  
 below 1.5 m / 5'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		61	73
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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 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.

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