



Carholme Road, SE23 | £1,250,000

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In General

- Chain free
- Over 2,400 Sq Ft
- Semi-detached family home
- Off-street parking
- Private landscaped garden
- Two bright and spacious reception rooms
- Attractive period features
- Six double bedrooms
- Three bathrooms with a separate WC
- Excellent transport links

In Detail

A truly impressive six-bedroom semi-detached family home for sale on the sought-after Carholme Road, boasting a private driveway, beautifully maintained rear garden and approximately 2,400 sq ft of internal living space.

Arranged over three floors, this substantial family home offers generous living accommodation throughout, while also presenting an exciting opportunity for the new owner to make their own mark. The ground floor comprises a bright and spacious front reception room with an elegant bay window and feature fireplace, alongside a dining/kitchen area with integrated appliances, a modern bathroom suite and a further rear reception room featuring another attractive fireplace and French doors opening directly onto the garden.

The impressive landscaped rear garden extends approximately 52ft in length, providing an excellent setting for entertaining and al fresco dining, while also benefiting from useful shed storage to the rear.

The first floor provides four well-proportioned double bedrooms, with one benefiting from its own en-suite shower room, alongside a contemporary family bathroom and separate WC. Two further double bedrooms occupy the top floor, together with a sleek shower room.

Further benefits include off-street parking, gas central heating, excellent storage throughout, an abundance of natural light and plenty of further potential.

Ideally positioned for Forest Hill, Honor Oak Park, Catford and Catford Bridge stations, the property offers excellent transport links into central London, including London Bridge, Waterloo, Victoria and Charing Cross. A fantastic selection of local amenities can also be found nearby, including popular schools, independent cafés, coffee shops, restaurants, gastropubs and the ever-popular Blythe Hill Fields.

Contact the Pedder Forest Hill team today to arrange your viewing.

EPC: E | Council Tax Band: E



Floorplan

Carholme Road, SE23

Total* = 223.3 sq. m / 2403.8 sq. ft

Second Floor = 61.1 sq. m / 657.1 sq. ft

First Floor = 78.4 sq. m / 844.3 sq. ft

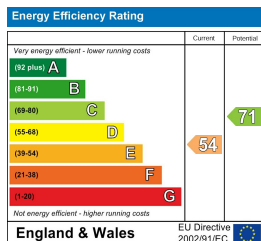
Ground Floor = 83.8 sq. m / 902.3 sq. ft

□ = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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