



Perry Rise, SE23 | Guide Price £650,000

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In General

- Three bedrooms
- South facing garden
- Large shed
- Underfloor heating in the kitchen
- Potential to extend STPP
- Double glazing throughout
- Charming period features
- An abundance of natural light
- Close to local amenities
- Great transport links

In Detail

An exceptional three-bedroom period family home for sale in the heart of Forest Hill, offering beautifully curated interiors and an impressive south-facing rear garden.

Extending to approximately 1,066 sq ft across two elegantly arranged floors, this charming residence seamlessly blends timeless character with refined contemporary living. To the front of the property, a superb reception room is bathed in natural light and enhanced by bespoke fitted joinery and a striking feature fireplace, creating a sophisticated yet welcoming setting for both relaxing and entertaining.

To the rear, the property opens into a stunning 22 ft kitchen/dining room — undoubtedly the heart of the home. The beautifully designed deVOL kitchen has recently been repainted and re-oiled, and further benefits from underfloor heating. Expansive bifold doors lead effortlessly onto the magnificent south-facing rear garden, featuring a generous patio area and mature planting, providing an idyllic backdrop for al fresco dining, entertaining and family life.

The first floor comprises three well-proportioned bedrooms, all thoughtfully presented and complemented by an elegant family bathroom suite. Additional benefits include a substantial garden shed offering excellent storage, double glazing throughout, and exciting potential to extend, subject to the necessary planning permissions.

Ideally positioned, the property is within easy reach of Forest Hill, Sydenham and Catford stations, providing excellent transport connections to London Bridge, Victoria, Waterloo, Charing Cross, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and beyond. A superb selection of local amenities is also nearby, including highly regarded primary schools, green open spaces such as Mayow Park, independent cafés, coffee shops, restaurants, supermarkets and popular gastropubs.

Please call the Pedder Forest Hill sales team today to arrange a viewing.

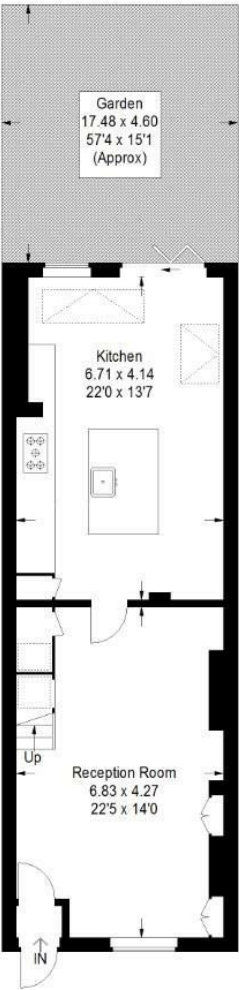
EPC: C | Council Tax Band: C



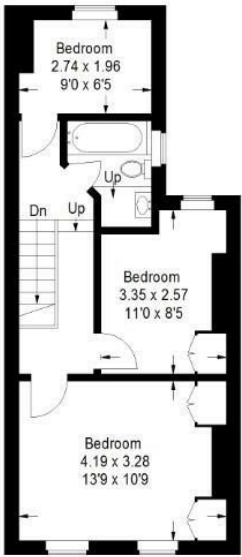
Floorplan

Perry Rise, SE23

Approximate Gross Internal Area
99.0 sq m / 1066 sq ft

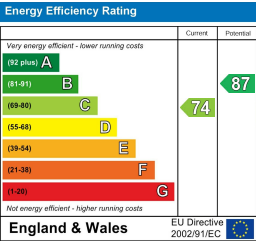


Ground Floor



First Floor

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