

**Grizedale Terrace, SE23 | £800,000**

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# In General

- End of terrace house with additional land
- Development potential (STPP)
- Contemporary bathroom suite and separate WC
- Open plan reception area/kitchen
- Private driveway
- Landscaped rear garden complete with versatile studio
- Built in wardrobes
- Utility room
- Three well proportioned bedrooms
- Excellent transport links

# In Detail

A beautifully presented three-bedroom end-of-terrace house for sale on the ever-popular Grizedale Terrace, boasting a private driveway and an impressive rear garden with excellent future development potential (subject to planning permission).

This charming home offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, a contemporary family bathroom and a convenient downstairs WC. The ground floor further comprises a bright and spacious open-plan reception room and fitted kitchen, complete with integrated appliances, creating an ideal space for both relaxing and entertaining.

To the rear, an impressive landscaped garden extends approximately 48ft, providing a wonderful outdoor space to enjoy during the warmer months. Towards the end of the garden is a versatile studio with working electrics, offering excellent potential as a home office, creative space or additional storage.

Further benefits include a private driveway providing valuable off-street parking, a useful utility room and an abundance of natural light throughout. The property also offers considerable scope for further development, subject to the necessary planning permissions.

Ideally positioned just 0.5 miles from Forest Hill station, the property benefits from excellent transport connections to London Bridge, Victoria, Canary Wharf, Shoreditch, the City and beyond. There is also an excellent choice of nearby green spaces, including the beautiful Horniman Gardens, Dulwich and Sydenham Woods, One Tree Hill, Dulwich Park and Peckham Rye Park.

The vibrant heart of Forest Hill is also within easy reach, offering an excellent selection of popular restaurants, independent cafés, supermarkets, boutique shops and gastro pubs. The property is also conveniently located for a number of well-regarded local schools.

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

EPC: C | Council Tax Band: D

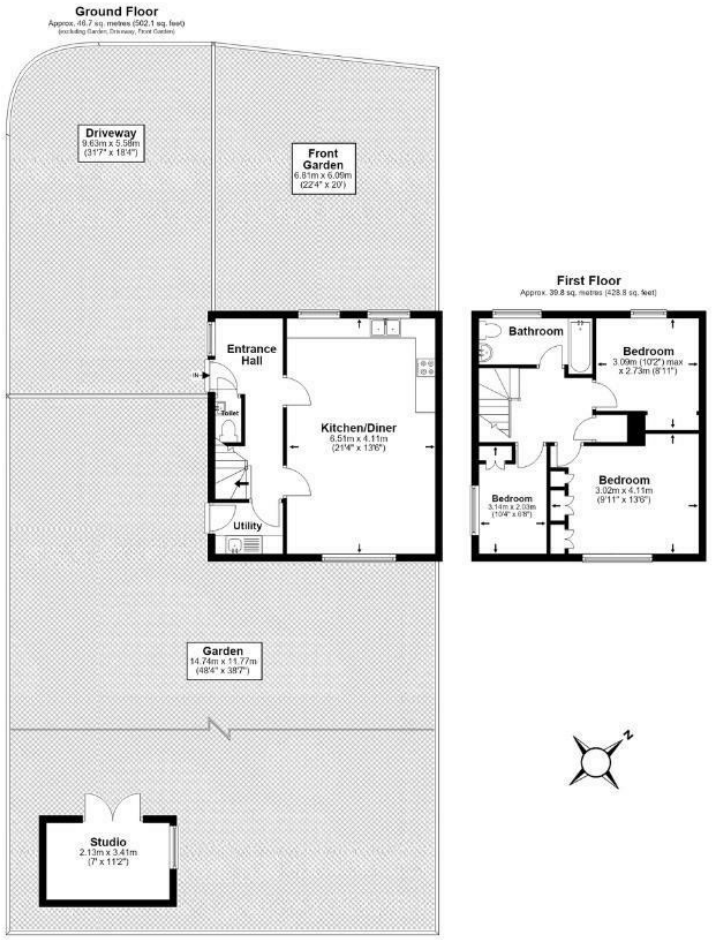




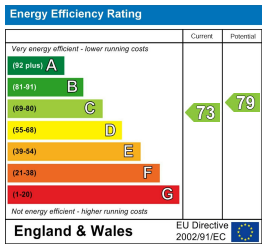

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# Floorplan

**Grizedale Terrace, SE23**
Total* = 86.5 sq. m / 931.0 sq. ft
First Floor = 39.8 sq. m / 428.8 sq. ft
Ground Floor = 46.7 sq. m / 502.1 sq. ft
[ ] = Reduced head room below 1.5m




*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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