



Elsinore Road, SE23 | £899,000

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In General

- Chain free
- Three double bedroom period home
- Large private rear garden
- Attractive period features
- Modern bathroom and a separate WC
- Potential to extend (STPP)
- Wooden flooring throughout
- Two bright and spacious reception room
- An abundance of natural light
- Close to local amenities

In Detail

A charming three double-bedroom family home for sale on the sought-after Elsinore Road in Forest Hill, boasting an impressive landscaped rear garden and private driveway. Offered chain free.

Extending to approximately 1,432 sq ft of internal living space, this beautifully presented home has been recently redecorated to a high standard. The ground floor comprises two bright and spacious reception rooms, with the front reception enhanced by an elegant bay window that floods the room with natural light. To the rear is a separate fitted kitchen alongside a dining area with direct access to the garden.

The beautifully maintained landscaped rear garden extends approximately 57ft and benefits from convenient side access to the front, creating an ideal setting for relaxing, entertaining and enjoying the warmer months. The upper floor provides three generous double bedrooms, alongside a sleek four-piece bathroom suite and separate WC.

Further benefits include a versatile basement level offering excellent storage, wooden flooring throughout, attractive period features, a private driveway and the potential to extend, subject to the necessary planning permissions. The property also benefits from a Harvey's water filtration system, providing filtered water for both general use and drinking, an abundance of natural light and much more.

Ideally positioned approximately 0.8 miles from Forest Hill Station, with Honor Oak Park, Catford and Catford Bridge stations also within easy reach, the property offers excellent transport links into central London and beyond, including London Bridge, Victoria, Blackfriars, Waterloo, Canary Wharf and Shoreditch.

The area is also well served by a wide selection of popular schools and local amenities, including independent cafés, restaurants and gastropubs, while beautiful green spaces such as Blythe Hill Fields and Horniman Gardens are close by.

Call the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax B



Floorplan

Elsinore Road, SE23

Total* = 133.1 sq. m / 1432.7 sq. ft

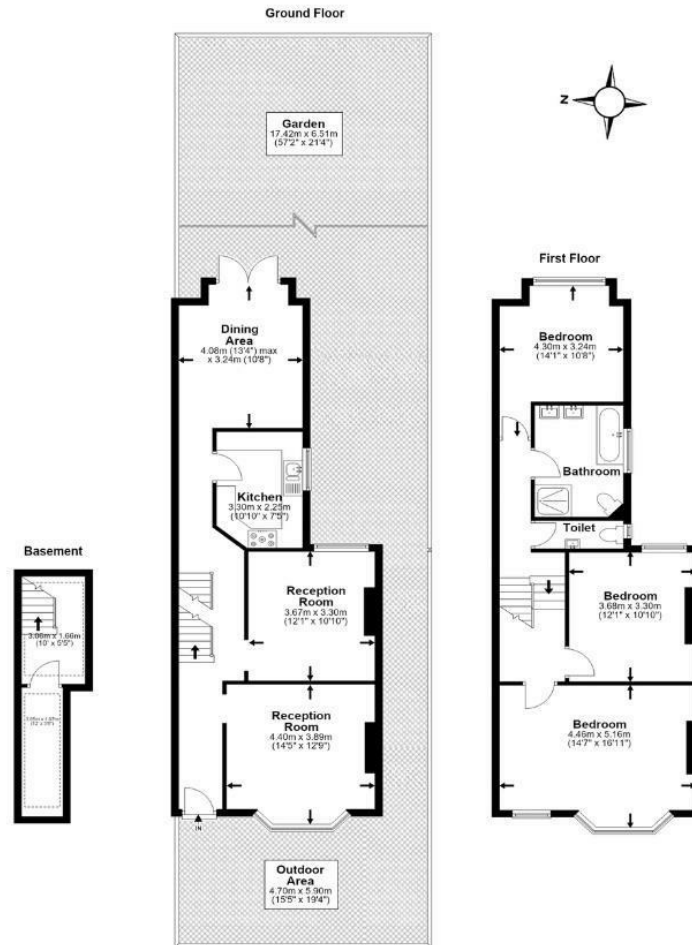
Basement = 9.1 sq. m / 97.8 sq. ft

Ground Floor = 61.7 sq. m / 664.2 sq. ft

First Floor = 62.3 sq. m / 670.8 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	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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