



Woodcombe Crescent, SE23 | Guide Price £1,050,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Chain free
- Four bedroom semi-detached home
- Bright and spacious reception room
- Open plan kitchen/dining room
- 53ft landscaped rear garden
- Arranged over three floors
- Attractive period features
- An abundance of natural light
- Two bathrooms and a separate WC
- Close to local amenities

In Detail

Guide Price £1,050,000 - £1,100,000 A beautifully presented four-bedroom semi-detached family home for sale on the highly sought-after Woodcombe Crescent, boasting an impressive landscaped garden and ideally positioned just 0.3 miles from Forest Hill station. Offered chain free.

Set over three floors and extending to approximately 1,361 sq ft, the ground floor comprises a bright and spacious reception room with a feature fireplace and elegant bay window, a convenient guest WC, and a superb open-plan kitchen/dining room with bi-fold doors opening directly onto the garden.

The well-maintained landscaped garden extends approximately 53 ft in length, providing the perfect setting for al fresco dining, entertaining or simply unwinding. A private side gate also provides convenient access from the front of the property through to the garden.

The first floor offers three well-proportioned bedrooms, one of which benefits from an elegant bay window, alongside a stylish four-piece family bathroom. The principal bedroom occupies the entire top floor, creating a wonderfully private retreat, and benefits from an en-suite shower room and useful built-in storage.

Further benefits include a useful storage shed, attractive period features, an abundance of natural light and much more.

The property is ideally located just 0.3 miles from Forest Hill station, providing excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other destinations. It is also within easy reach of a wide range of local amenities, including popular schools, restaurants, coffee shops, cafés, gastropubs and the renowned Horniman Museum and Gardens.

Please contact the Pedder Forest Hill sales team today to arrange your viewing.

EPC: D | Council Tax Band: E

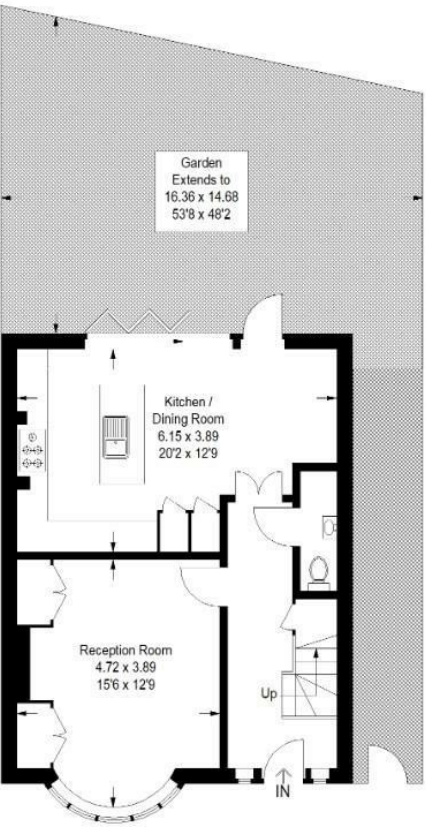


Floorplan

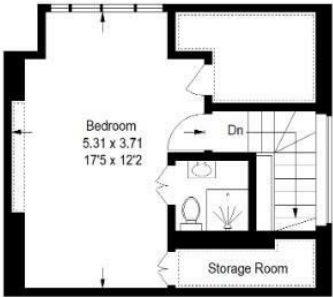
Woodcombe Cres, SE23

Approximate Gross Internal Area
126.4 sq m / 1361 sq ft

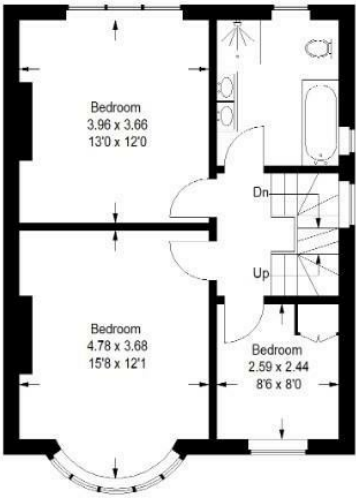
 = Reduced Headroom Below 1.5 M / 5'0"



Ground Floor

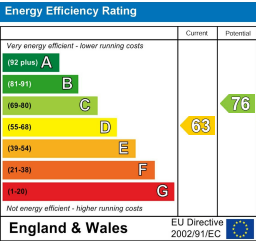


Second Floor



First Floor

Copyright www.pedderproperty.com © 2026
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.