



Houston Road, SE23 | Guide Price £625,000

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# In General

- Three bedrooms
- End of Terrace
- 50ft landscaped garden
- Private driveway
- Open plan reception/dining room
- An abundance of natural light
- Excellent storage space
- Close to local amenities
- Great transport links
- Side access

# In Detail

Guide Price £625,000 - £650,000. A beautifully presented three-bedroom end-of-terrace family home for sale in the heart of Forest Hill, boasting a generous private rear garden and off-street parking.

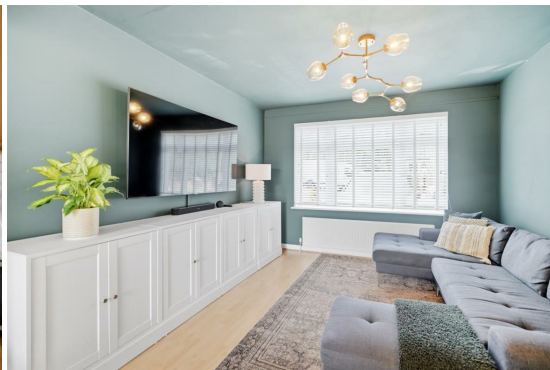
Arranged over two floors, the ground floor features a bright and spacious double reception room, creating the perfect setting for both everyday family life and entertaining, alongside a separate fitted kitchen. To the rear, the beautifully landscaped garden has been lovingly maintained and extends to approximately 50ft, providing an ideal outdoor retreat.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, as well as a contemporary family bathroom. Further benefits include private off-street parking, excellent storage throughout, an abundance of natural light, and much more.

The property is approximately 0.8 miles from Forest Hill Station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations across London. It is also ideally positioned for a wide range of local amenities, including highly regarded primary schools, a variety of parks, supermarkets, restaurants, cafés, coffee shops, and gastropubs.

Viewings are highly recommended! Call the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax Band: D



# Floorplan

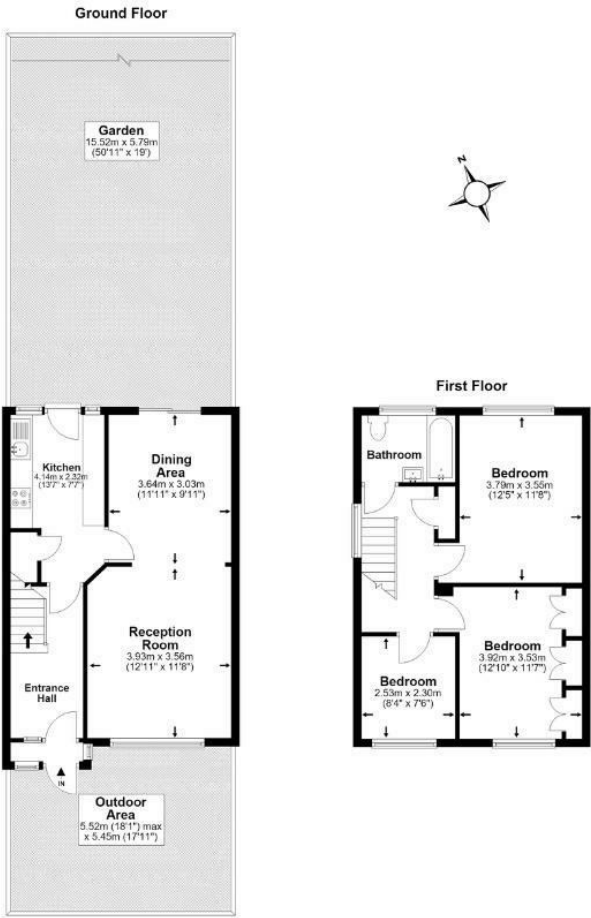
Houston Road, SE23

Total\* = 87.5 sq. m / 941.5 sq. ft

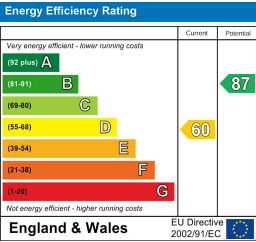
First Floor = 42.9 sq. m / 462.1 sq. ft

Ground Floor = 44.5 sq. m / 479.3 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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