



Queenswood Road, SE23 | £950,000

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# In General

- Three double bedrooms
- Private north facing garden
- Front garden
- Attractive period features
- Open plan kitchen/dining room
- Two reception rooms
- Family bathroom suite and a separate WC
- An abundance of natural light
- Close to local amenities
- Great transport links

# In Detail

A beautifully presented three bedroom family home on the ever popular Queenswood Road in Forest Hill, offering generous living space and a delightful private north facing garden.

Spanning an impressive 1,648sq ft across two thoughtfully arranged floors, this charming property has been well maintained. Upon entering, you're welcomed by two elegant and spacious reception rooms at the front of the house, both featuring classic fireplaces and a striking bay window that floods the space with natural light. To the rear, a stunning open-plan kitchen and dining area creates the heart of the home, complete with sleek bifold doors that open seamlessly onto the garden perfect for indoor-outdoor living and entertaining. A convenient guest WC completes the ground floor and utility room.

The first floor comprises three double bedrooms, two of which boast attractive feature fireplaces, alongside a well appointed family bathroom suite. Further benefits include a front garden, ample storage throughout, an abundance of natural light and so much more.

The property is situated approximately just 0.8 miles to Sydenham station and 0.9 miles to Forest Hill stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: C | Council Tax Band: E




# Floorplan

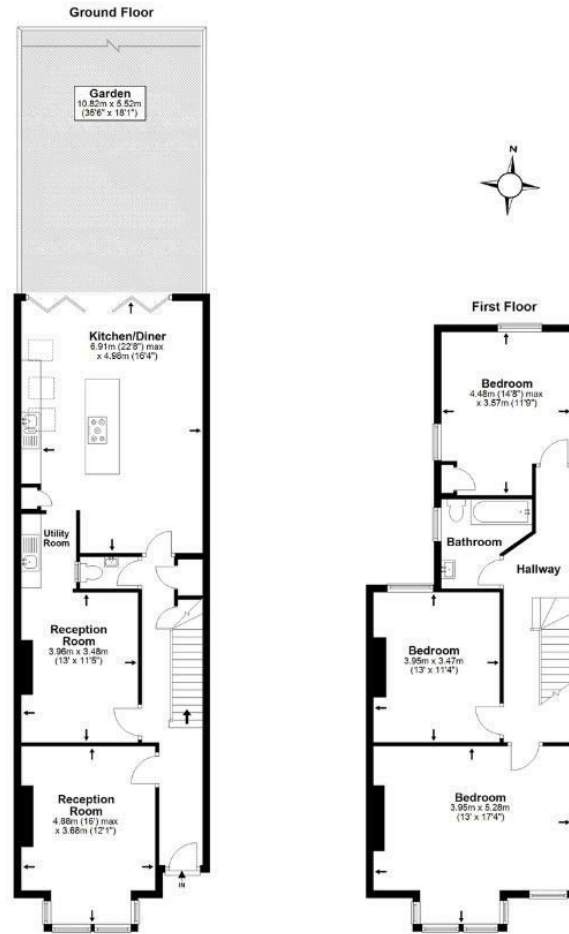
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Total\* = 153.1 sq. m / 1648.3 sq. ft

First Floor = 70.7 sq. m / 761.3 sq. ft

Ground Floor = 91.0 sq. m / 979.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		69	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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