



Woolstone Road SE23  
£800,000

0208 702 9444  
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# In general

- Three bedrooms
- Spacious front reception room
- Separate fitted kitchen/dining room
- Conservatory
- Modern bathroom suite
- Beautiful private rear garden
- Off street parking
- Period features throughout
- Plenty of storage
- Close to excellent transport links

# In detail

A stunning 1920's three bedroom end of terrace family home for sale on the sought-after Woolstone Road with a beautiful private rear garden.

This wonderful property comprises a front reception room complete with bay window, three bedrooms, a modern bathroom suite that boasts twin sinks, separate fitted kitchen/dining room, WC and a conservatory that leads directly on to a beautiful private rear garden that boasts a workshop/shed. Further benefits include off-street parking, new combination boiler, potential to extend (STPP), wood burning stove in the dining room, plenty of storage, an abundance of light, period features throughout and so much more.

The property is set approximately just 0.8 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. The property is also located within 3 minutes' walk of Kilmore Primary School and close to other popular schools.

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



# Floorplan

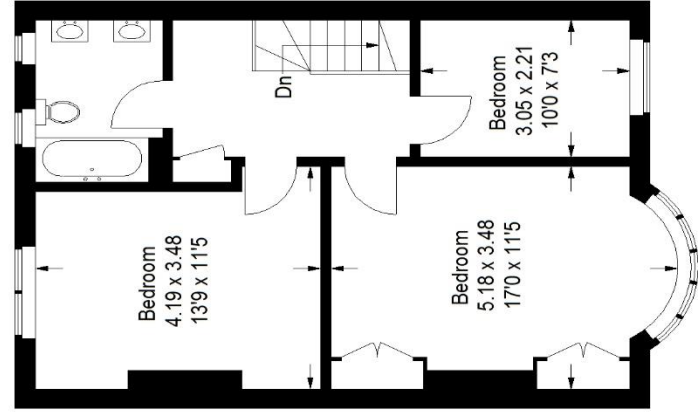
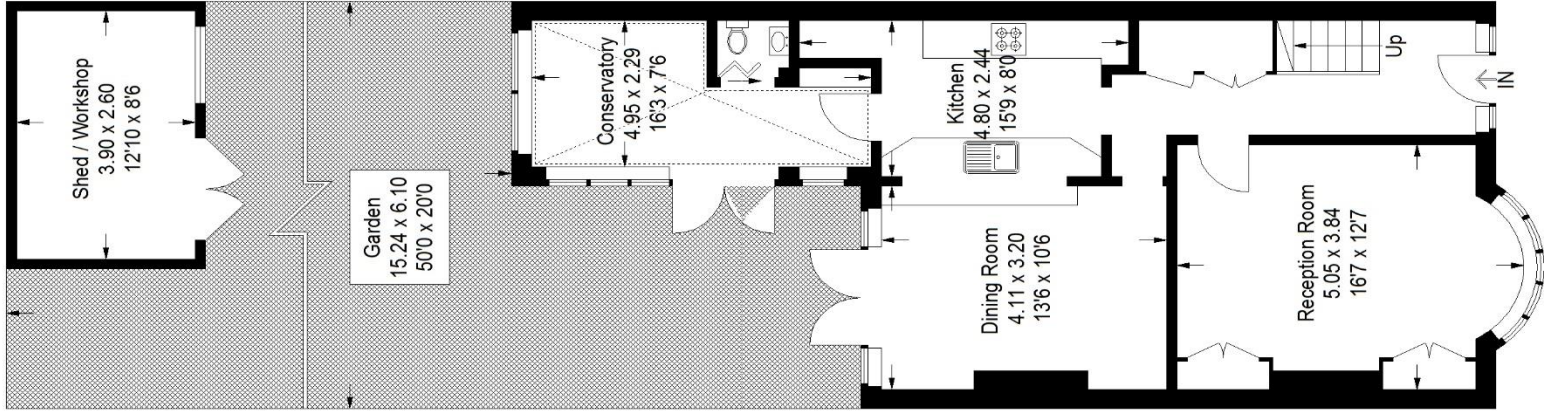
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Approximate Gross Internal Area  
(Excluding Shed / Workshop)

Ground Floor = 63.8 sq m / 687 sq ft

First Floor = 51.3 sq m / 552 sq ft

Total = 115.1 sq m / 1239 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52   E	62   B
21-38	F		
1-20	G		

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