



Elsinore Road, SE23
Guide Price: £775,000 - £800,000

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In general

- Chain free
- Four bedrooms
- Free standing bath and rain shower wet room
- Working fireplace
- Private garden
- Underfloor heating in kitchen and bathrooms
- Master with en-suite
- Potential to extend STP

In detail

A bright and spacious four-bedroom family home for sale on the sought-after Elsinore Road with a beautiful private rear garden offered chain free.

This lovely property comprises an open plan reception room complete with a working fireplace, modern bathroom suite, four bedrooms of which the master boasts an en-suite, a bespoke kitchen with underfloor heating that leads on to a mature private rear garden with apple and plum tree's.

Further benefits include wooden shutters, period features, fitted shelving, conservatory, plenty of storage, and an abundance of light.

The property is situated approximately 0.9 miles to Forest Hill station 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: E | Council Tax Band C



Floorplan

Elsinore Road, SE23

Approximate Gross Internal Area

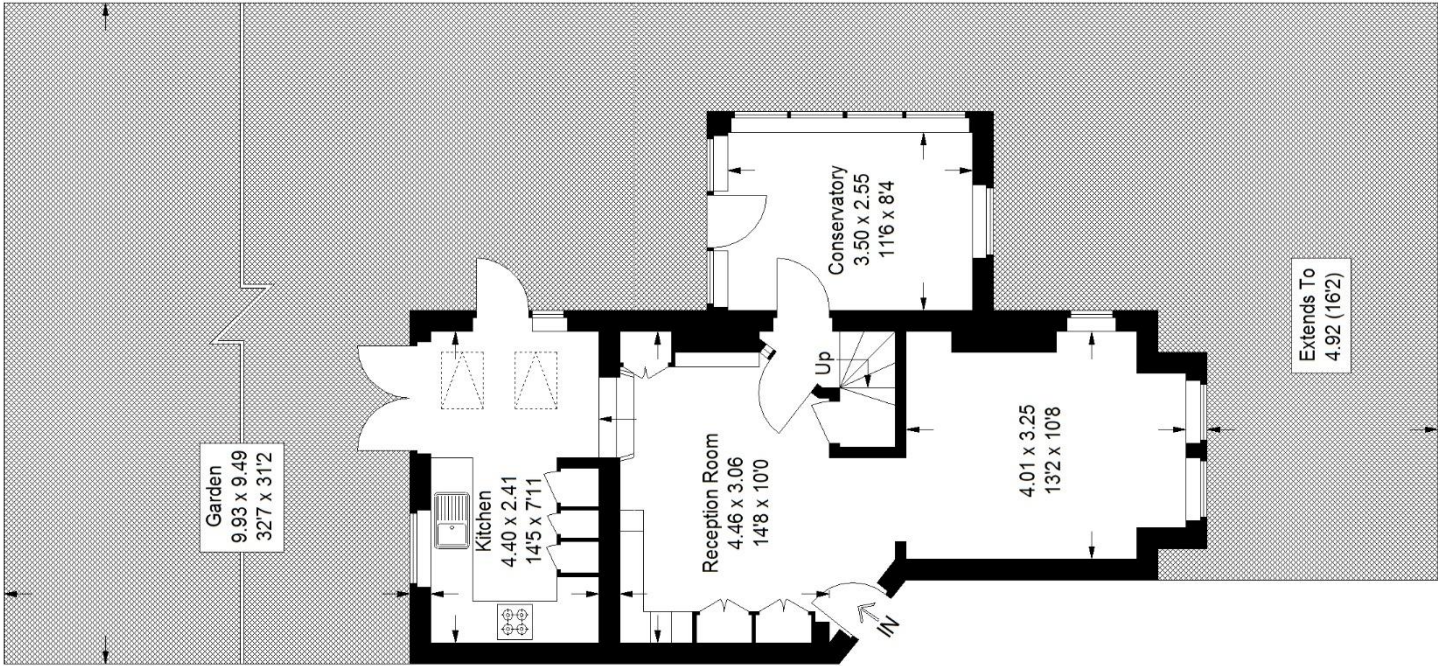
Ground Floor = 52.6 sq m / 566 sq ft

First Floor = 38.5 sq m / 414 sq ft

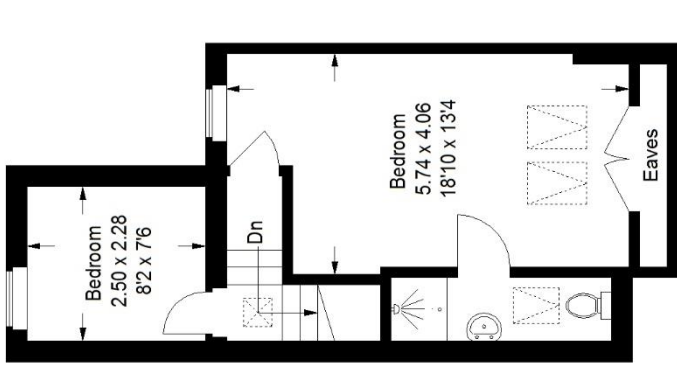
Second Floor (Excluding Eaves)

29.6 sq m / 319 sq ft

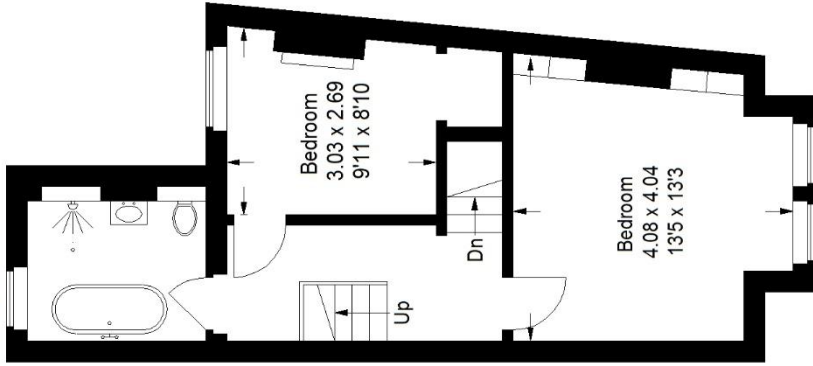
Total = 120.7 sq m / 1299 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		43 E	77 C

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