



Kemble Road SE23
£950,000

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In general

- Offered chain free
- Two reception rooms
- 100ft private rear garden
- Separate fitted kitchen
- Five double bedrooms
- Dining room
- Bathroom suite
- Period features
- Off street parking
- Close to excellent transport links

In detail

A huge five double bedroom semi-detached house in need of modernisation for sale on the sought-after Kemble Road with a 100ft private rear garden.

This property is set over 2600sq ft and comprises a spacious front reception room complete with bay window, dining room, separate kitchen that leads on to a conservatory, bathroom suite, two WC's, five double bedrooms of which the master boasts an en-suite and a second reception room that leads on to a 100ft beautiful private rear garden. Further benefits include off street parking, period features, plenty of storage, an abundance of light and so much more.

The property is situated approximately 0.5 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. Offered chain free.

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

EPC: E | Council Tax Band E |



Floorplan

Kemble Road SE23

Approximate Gross Internal Area

Ground Floor (Including Garage) = 122.4 sq m / 1317 sq ft

First Floor = 101.2 sq m / 1089 sq ft

Top Floor (Excluding Eaves) = 19.0 sq m / 205 sq ft

Total = 242.6 sq m / 2611 sq ft



Ground Floor

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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	39 E	78 C
21-38	F		
1-20	G		

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