



Codrington Hill SE23
£865,000

0208 702 9444
[pedderproperty.com](https://www.pedderproperty.com)

pedder





In general

- Four bedrooms
- 65ft South-facing rear garden
- Two modern bathrooms
- Eat-in kitchen
- Double reception room
- Plenty of storage
- Wooden shutters
- Period features
- Working fireplace
- Excellent finish throughout

In detail

A stunning four bedroom family home for sale on the very popular Codrington Hill with a beautiful south-facing garden.

This wonderful property is set over three floors and comprises a spacious double reception room/dining room with a square bay window, two modern bathroom suites, four bedrooms of which the master spans the full width of the property and an eat-in kitchen that leads directly on to a spacious and private rear garden. Further benefits include a working fireplace, high ceilings, wooden shutters, an abundance of light, double glazing, plenty of storage and so much more.

The property is situated approximately 0.3 miles to Honor Oak Park Station and 0.5 miles to Crofton Park Station offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Canary Wharf, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

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

EPC: D | Council Tax Band: D | BI: TBC

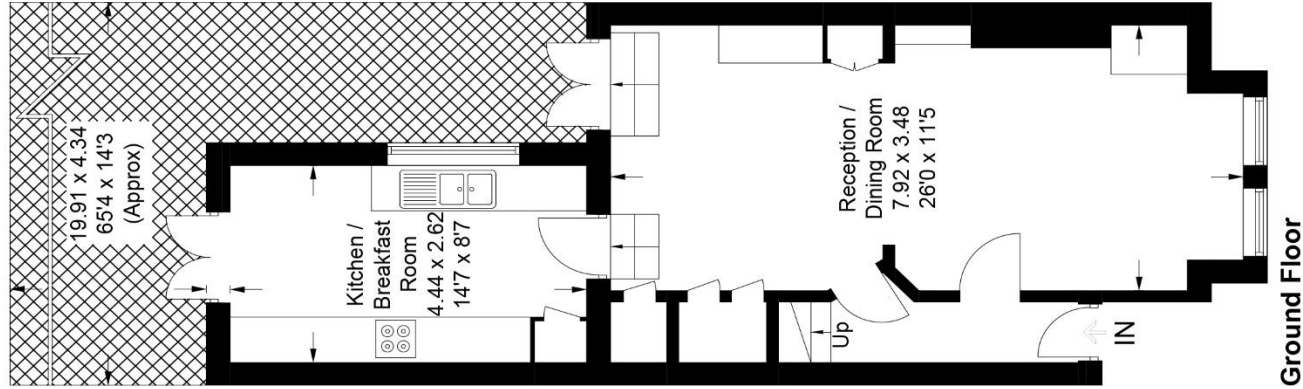


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

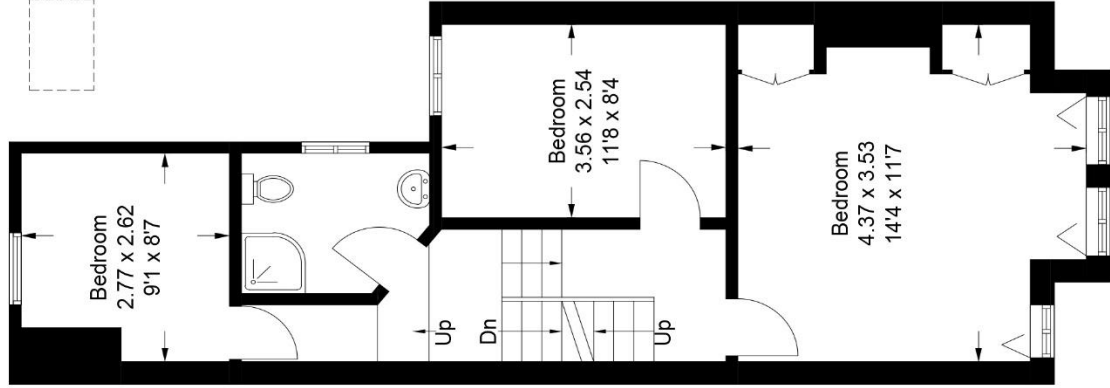
Floorplan

Codrington Hill, SE23

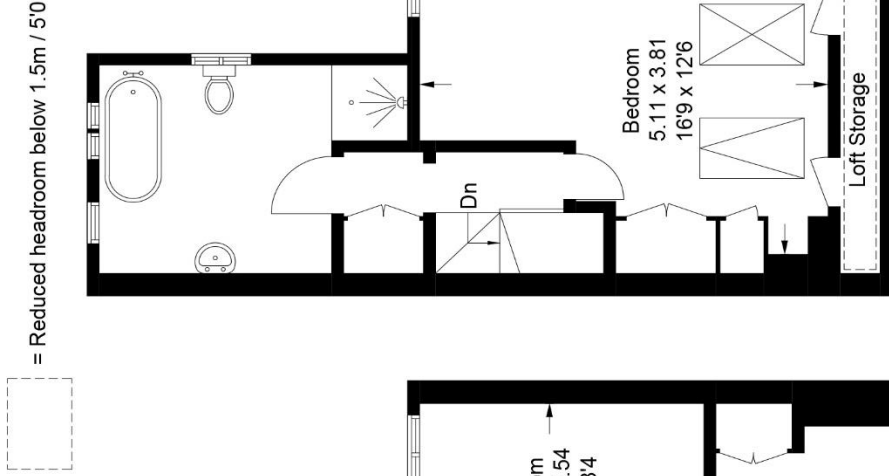
Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
(Including Loft Storage)



Ground Floor



First Floor



Second Floor

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2022
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.