



Woolstone Road, SE23
£650,000

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In general

- Chain free
- Three double bedrooms
- Private rear garden
- Stunning 23ft kitchen/reception room
- Bi-folding doors
- Off-street parking
- Underfloor heating
- New Flooring
- Side access
- Plenty of storage

In detail

A stunning three double bedroom period conversion for sale on the sought-after Woolstone Road with a beautiful private rear garden.

This wonderful property comprises three double bedrooms of which the master boasts a bay window and wooden shutters, two modern bathroom suites and a huge 23Ft kitchen/reception room with bi-fold doors that lead directly on to a large landscaped private rear garden. Further benefits include off-street parking, underfloor heating, new flooring, side access, plenty of storage and so much more.

This property is located within close proximity to Forest Hill, Honor Oak Park, Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, London Bridge, 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, cafes and is situated close to outstanding schools.

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

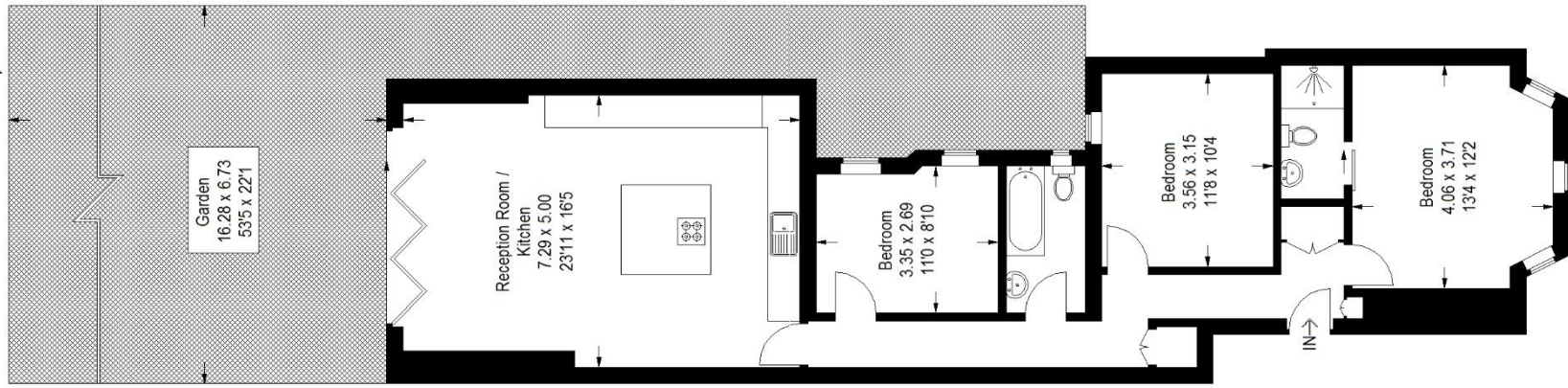
EPC: C | Council Tax Band: C | Lease: 112 years remaining | SC: £600 pa | GC:£250 pa | BI: Included in SC



Floorplan

Woolstone Road, SE23

Approximate Gross Internal Area
94.4 sq m / 1016 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	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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