



Benson Road, SE23  
£1,995,000

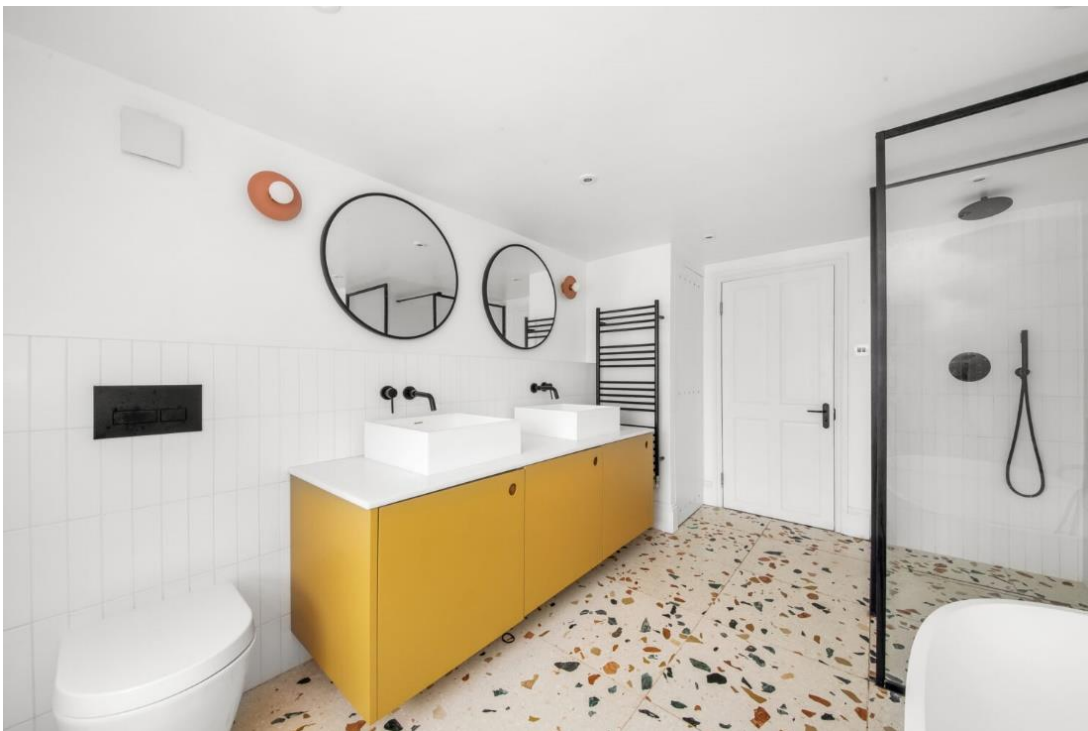
0208 702 9444  
[pedderproperty.com](https://pedderproperty.com)

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# In general

- Six double bedrooms
- Stunning landscaped rear garden over 120ft long
- Very popular street
- An abundance of period features
- 30ft double reception room
- Separate kitchen/dining room
- High specification
- Large patio area
- Close to various transport links
- Study / Office

# In detail

A truly incredible six-bedroom detached family home for sale on the very sought-after Benson Road with a remarkable private rear garden.

Set over 2,815 Sq Ft, this stunning double fronted property comprises a huge 31ft reception room, three modern bathroom suites, ground floor WC, cellar, study/front office, six double bedrooms of which the master boasts an en-suite and a wonderful kitchen/dining room that leads directly on to a beautifully landscaped private rear garden that is over 120ft long and 33ft wide.

The property is in excellent condition throughout and benefits further from high ceilings, beautiful cornicing, sash windows, wood flooring, various period features, an abundance of light and so much more.

The property is equidistant to Forest Hill and Honor Oak Park stations 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 amenities including a variety of popular schools, restaurants, coffee shops, cafes, gastro pubs and the amazing Horniman Museum and Gardens.

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

EPC: E | Council Tax Band: G

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# Floorplan

## Benson Road, SE23

Approximate Gross Internal Area

Lower Ground Floor = 12.4 sq m / 133 sq ft

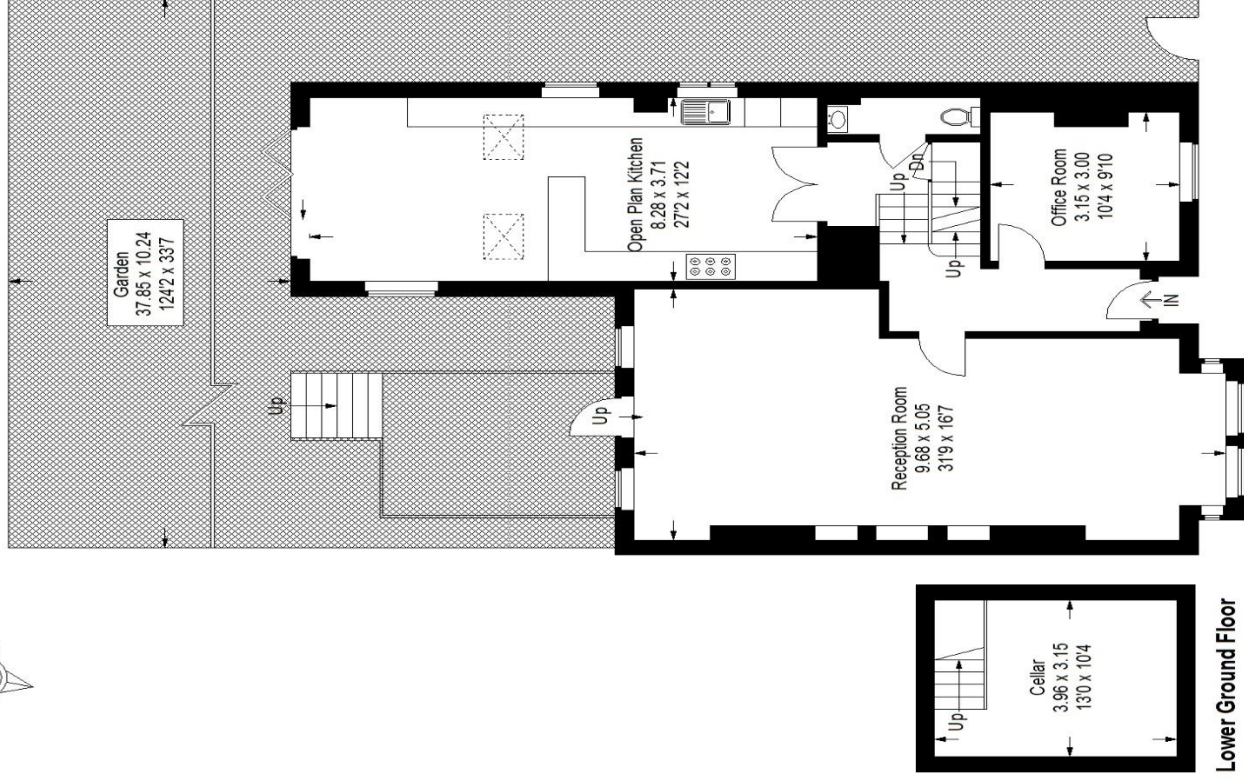
Ground Floor = 100.7 sq m / 1084 sq ft

First Floor = 82.0 sq m / 883 sq ft

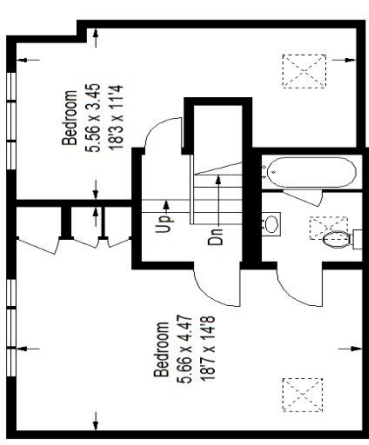
Upper First Floor = 21.2 sq m / 228 sq ft

Second Floor = 45.2 sq m / 487 sq ft

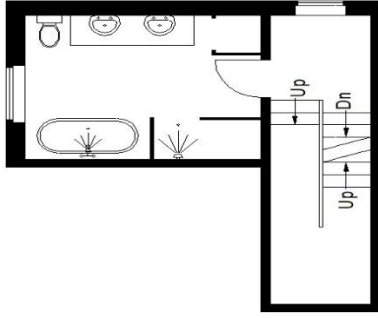
Total = 261.5 sq m / 2815 sq ft



Ground Floor



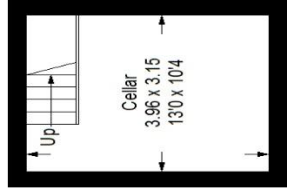
Second Floor



Upper First Floor



First Floor



Lower Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	68   D
21-38	F		
1-20	G		

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