



Cibber Road, SE23  
£750,000

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# In general

- Offered chain free
- Underfloor heating
- Neutral modern bathroom suite
- Three bedrooms
- Separate kitchen/dining room
- Beautiful landscaped private garden
- Potential to extend and convert into the loft (STPP)
- Gas fireplace
- Spacious hallway
- Close to amenities

# In detail

A very well presented three bedroom mid-terrace house for sale in the heart of Forest Hill with a beautiful landscaped private garden offered chain free.

This wonderful property comprises a spacious front reception room, three bedrooms, a neutral modern bathroom suite, separate kitchen/dining room which leads directly onto a beautiful rear garden.

Further benefits include underfloor heating in the kitchen and bathroom, double glazing windows, a gas fireplace, wooden shutters, a spacious hallway, plenty of storage, gas central heating, potential to extend and convert into the loft (STPP), an abundance of natural light and so much more.

The property is situated approximately just 0.6 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, gyms, schools, cafes and gastro pubs.

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

EPC: C | Council Tax Band: D |



# Floorplan

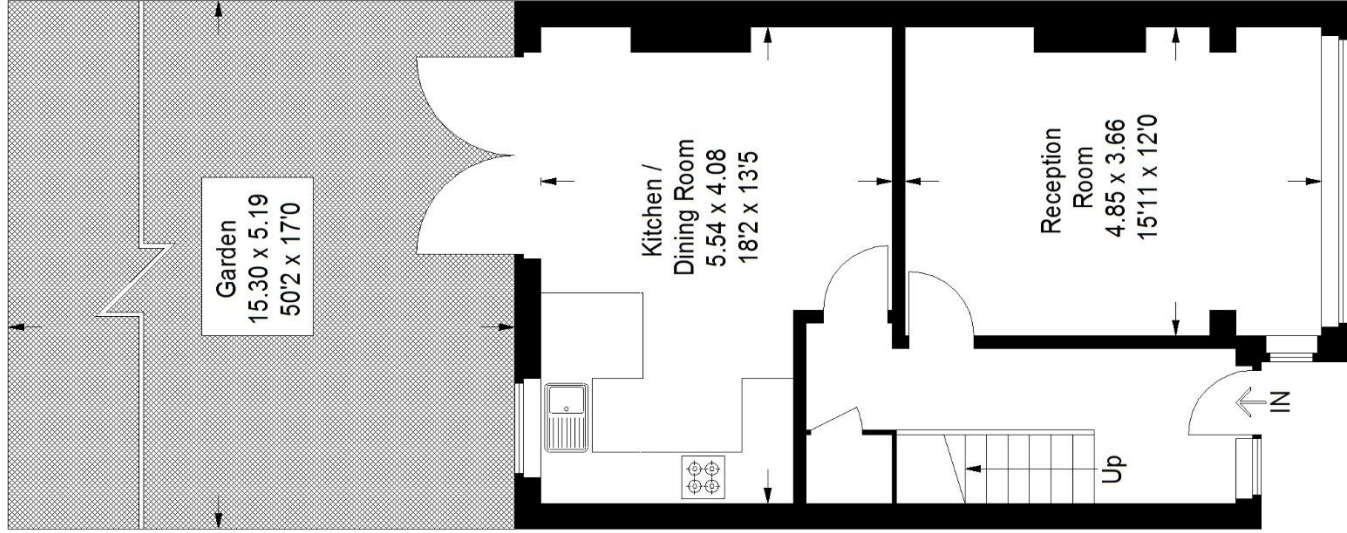
Cibbers Road, SE23

Approximate Gross Internal Area

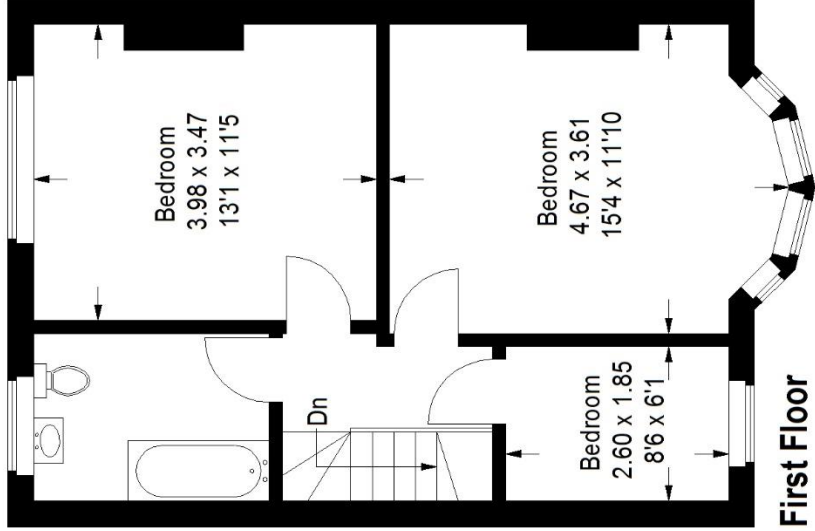
Ground Floor = 49.2 sq m / 530 sq ft

First Floor = 46.2 sq m / 497 sq ft

Total = 95.4 sq m / 1027 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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