



Bovill Road SE23  
£700,000

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# In general

- Share of freehold
- Bright reception room
- Four bedrooms
- Open plan kitchen/dining room
- Beautiful private garden
- An abundance of light
- Plenty of storage
- Share of freehold
- Excellent location
- Two bathroom suites

# In detail

A wonderful four bedroom family home for sale set over 1,300 Sq Ft on the very popular Bovill Road in Honor Oak.

This excellent property comprises a bright and spacious reception room, four bedrooms, two modern bathroom suites and a large open plan kitchen/dining room that leads directly down to a beautiful private garden. The property has been recently decorated throughout and other benefits include a share of the freehold, a private entrance, sash windows, high ceilings, fireplaces, fitted storage and so much more.

The property is situated approximately 0.3 miles to Honor Oak Park station and just 0.8 miles to both Crofton Park and Forest Hill stations offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington, Blackfriars, Elephant & Castle, Farringdon, St Pancras 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 parks.

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

Additionally offered with a share of freehold.

EPC: C | Council Tax Band: C | Lease: 999 years remaining | SC: £0 | GR:£0 | BI:£1,000 pa





# Floorplan

**Bovill Road, SE23**

Approximate Gross Internal Area

Ground Floor = 5.8 sq m / 62 sq ft

First Floor = 72.3 sq m / 778 sq ft

Second Floor (Excluding Eaves) = 43.0 sq m / 463 sq ft

Total = 121.1 sq m / 1303 sq ft



**First 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		
21-38	F		
1-20	G		

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