



Woolstone Road SE23
OIEO £650,000

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In general

- Video tour available
- Share of freehold
- Three double bedrooms
- Two modern bathroom suites
- Huge kitchen/reception room
- Beautiful private rear garden
- New kitchen appliances
- Planning permission granted to erect a 6m x 4m garden office
- New double glazing
- Close to excellent transport links

In detail

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

This recently extended and refurbished property comprises three double bedrooms of which the main boasts bay window, full height shutters and floor to ceiling built in wardrobes, two modern bathroom suites and a huge 30Ft kitchen/reception room with 4 meter bi-fold doors that lead directly on to a generous landscaped private rear garden, a large raised patio and a garden shed. Further benefits include a share of freehold, an abundance of light, combi-gas boiler, built in cupboards, new double glazing, new Samsung oven and induction hob, fibre to the premises allowing speeds of up to 1Gbps and a modern finish throughout. The current vendors have also had planning permission granted to erect a 6m x 4m garden office.

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 extremely close to outstanding schools. EPC: D.

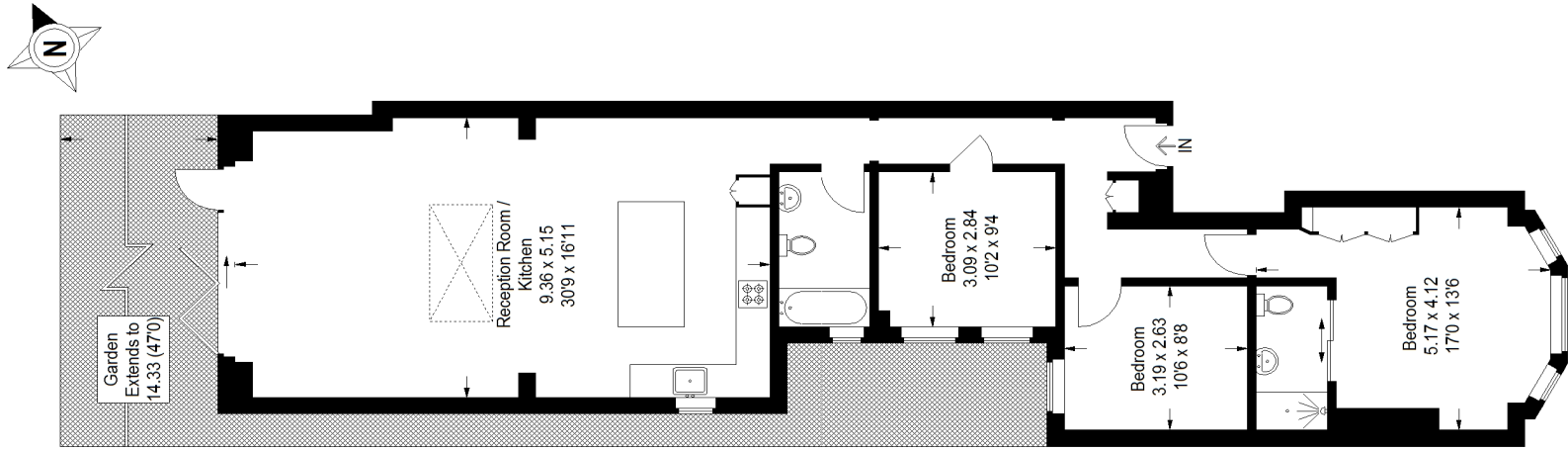
Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.



Floorplan

Woolstone Road, SE23

Approximate Gross Internal Area
103.6 sq m / 1115 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		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		

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