



Panmure Road SE26  
Offers in excess of £600,000

0208 702 9444  
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# In general

- Offered chain free
- Spacious reception room
- Modern bathroom suite
- Three double bedrooms
- En-suite
- Private rear garden
- Separate fitted kitchen
- Additional communal garden
- Stunning views
- Close to excellent transport links
- Allocated parking space
- New roof

# In detail

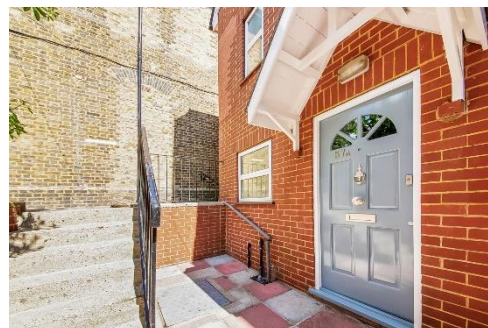
A fully refurbished three double bedroom semi-detached house for sale on the quiet and secluded Panmure Road set on the borders of Upper Sydenham and Forest Hill.

Set back from the road, this lovely home comprises a spacious reception room, separate fitted kitchen, modern bathroom suite with marble tiles, separate WC, three double bedrooms of which the master boasts an en-suite and a separate home office / nursery area.

Further benefits include allocated off-street parking space, double glazing, brand new roof, a private garden with access to a larger shared garden, plenty of fitted storage, an abundance of light, stunning views and a contemporary finish throughout.

Forest Hill & Sydenham stations are approximately just 0.7 miles away offering fantastic transport links into London Bridge, Victoria, Canada Water, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and local parks. Offered chain free. EPC: C.

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






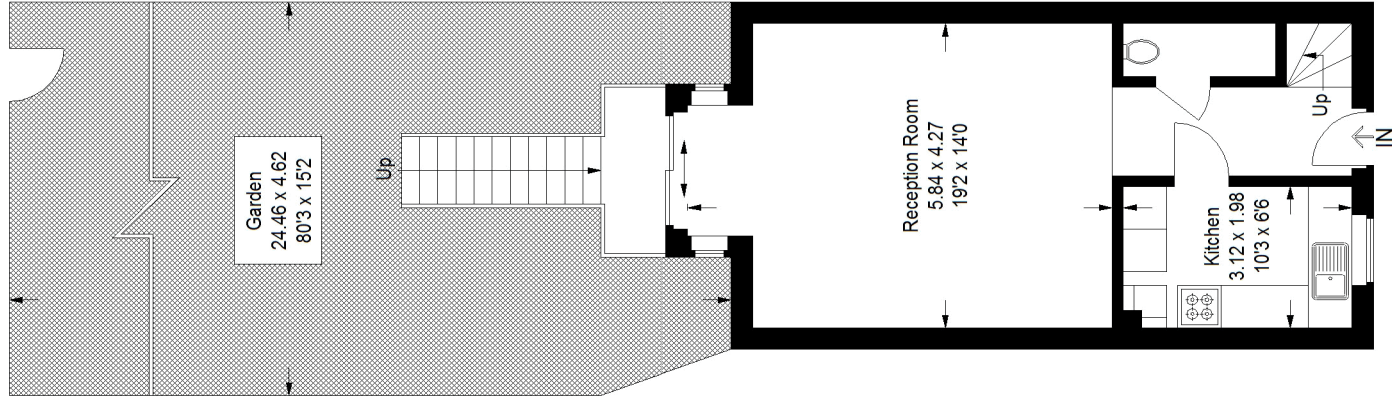
# Floorplan

Panmure Road, SE26

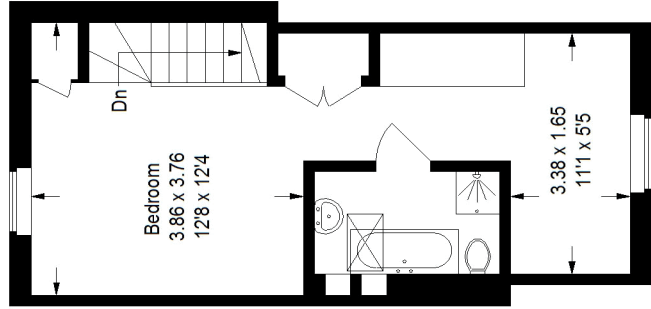
Approximate Gross Internal Area  
Ground Floor = 37.6 sq m / 405 sq ft  
First Floor = 35.5 sq m / 382 sq ft  
Second Floor = 30.5 sq m / 328 sq ft  
Total = 103.6 sq m / 1115 sq ft



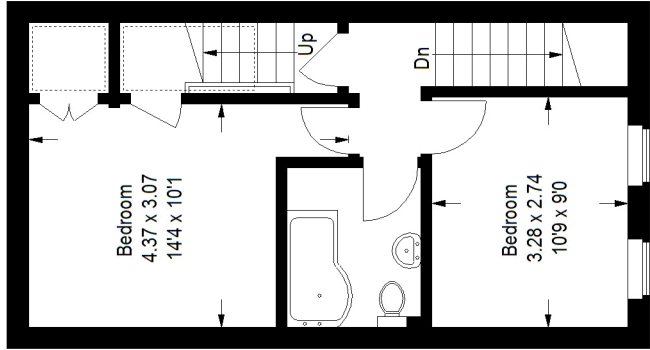
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



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		
		69   C	85   B

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