



Benson Road, SE23
£1,350,000

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In general

- Chain free
- Double fronted detached family home
- 26ft kitchen/diner with bi-fold doors
- Five double bedrooms
- Four bathrooms
- Very popular location
- Large rear garden
- Wonderful views
- Close to transport links
- Two separate front reception rooms

In detail

An incredible five bedroom period family home for sale on the very sought-after Benson Road with a wonderful private rear garden.

Set over 2,284 Sq Ft, this stunning double fronted property comprises two front reception rooms, four modern bathroom suites, ground floor WC, Utility room, study/office, basement room, five double bedrooms of which the master boasts an en-suite and a wonderful 26ft kitchen/dining room that leads directly on to a private rear garden.

The property is in excellent condition throughout and benefits further from high ceilings, sash windows, wooden flooring, various period features, an abundance of light, wonderful views 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. Offered chain free.

EPC: C | Council Tax Band: F



Floorplan

Benson Road, SE23

Approximate Gross Internal Area

Basement = 15.2 sq m / 163 sq ft

Ground Floor = 93.9 sq m / 1011 sq ft

First Floor = 78.5 sq m / 845 sq ft

Second Floor = 24.6 sq m / 265 sq ft

Total = 212.2 sq m / 2284 sq ft



□ = Reduced headroom below 1.5 m / 5'0"



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 | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 77 C | 83 B |

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